

Type: CONSOLIDATED REAL PROPERTY  
Recorded: 10/16/2019 10:26:29 AM  
Fee Amt: \$616.00 Page 1 of 3  
Revenue Tax: \$590.00  
Buncombe County, NC  
Drew Reisinger Register of Deeds

BK 5822 PG 725 - 727

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 590.00



Parcel Identifier No. 9744-01-9134-00000 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Mail/Box to: Lancaster Law Firm, PLLC, 56 Central Avenue Suite 203, Asheville, NC 28801

This instrument was prepared by: Law Offices of Richard J. Maita, P.A., 35 A Montford Avenue, Asheville, NC 28801

Brief description for the Index: \_\_\_\_\_

THIS DEED made this <u>15th</u> day of <u>October</u> , 20 <u>19</u> , by and between	
GRANTOR	GRANTEE
Barbara Strange, unmarried  and Sandra Hayes, unmarried   3617 Williams Dairy Road Greensboro, NC 27406	John Lawrence Frederick and Heather Rae Foss 38 Clarks Chapel Ext. Weaverville, NC 28787

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of Weaverville, \_\_\_\_\_ Township, Buncombe County, North Carolina and more particularly described as follows:

See "Attachment" attached hereto and incorporated herein by reference. This instrument was prepared by The Law Offices of Richard J. Maita, P.A. without review or examination of the herein described property and no opinions or representations are being made, either expressed or implied, by said law firm or its attorney. This instrument was prepared by Richard J. Maita, a North Carolina licensed attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county/town tax collector upon disbursement of closing proceeds.

Submitted electronically by "LANCASTER LAW FIRM, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Buncombe County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2061 page 770.  
All or a portion of the property herein conveyed X includes or    does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 47 page 168.

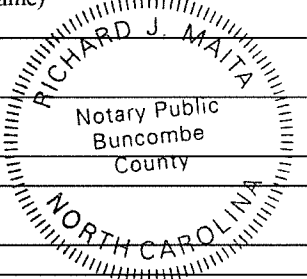
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Easements, restrictions, rights of way of record and utility lines readily apparent and in existence over or under the subject property.  
Ad Valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

\_\_\_\_\_  
(Entity Name)  
By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_  
By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_  
By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_



Barbara Strange (SEAL)  
Print/Type Name: Barbara Strange  
Sandra Hayes (SEAL)  
Print/Type Name: Sandra Hayes  
\_\_\_\_\_  
(SEAL)  
Print/Type Name: \_\_\_\_\_  
\_\_\_\_\_  
(SEAL)  
Print/Type Name: \_\_\_\_\_

State of North Carolina - County or City of Buncombe

I, the undersigned Notary Public of the County or City of Buncombe and State aforesaid, certify that Barbara Strange personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 15th day of October, 20 19.

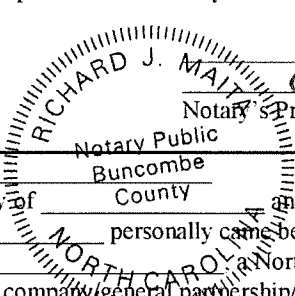
My Commission Expires: 2/22/23  
(Affix Seal)

[Signature] Notary Public  
Notary's Printed or Typed Name

State of North Carolina - County or City of Buncombe

I, the undersigned Notary Public of the County or City of Buncombe and State aforesaid, certify that Sandra Hayes personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 15th day of October, 20 19.

My Commission Expires: 2/22/23  
(Affix Seal)



[Signature] Notary Public  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is the \_\_\_\_\_ of \_\_\_\_\_ North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, \_\_\_\_\_ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal)

\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

ATTACHMENT

BEING all of Lot 5 of Timber Trail as shown on a plat recorded in the Office of the Register of Deeds for Buncombe County, North Carolina in Plat Book 47 at Page 168, reference to which is hereby made for a more particular description.

BEING the identical property as conveyed by deed recorded in Deed Book 2061 at Page 770 on November 30, 1998, Buncombe County, NC Registry.

PIN # 9744-01-9134-00000

SUBJECT TO AND INCLUDING ALL rights of ways, easements, restrictions and matters as shown on said plat.

A handwritten signature in black ink, appearing to be 'JH' followed by a stylized flourish.