BOOK 643 PAGE 338 (3) 327784

his certifies that there are no delinquent ad valorem taxes, or other taxes which the Madison County Tax Collector is charged with collecting, that are a lien on:

Parcel Identification Number_

9776-16-1515

This is not a certification that this Madison County Parcel Identification Number matches this deed description.

Tax Collection Staff Signature

12-29.2017 Date

Filed: Madison County, NC 12/29/2017 02:16:46 PM

Susan Rector, Register of Deeds

Excise Tax: \$840.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$840.00	
Parcel Identifier No. 9776-16-1515 Verified by	County on the day of, 20
Mail/Box to: Goosmann Rose Colvard & Cramer, P.A., 77 Central Avenu	e, Suite H, Asheville, NC 28801, Box 81
This instrument was prepared by: Goosmann Rose Colvard & Cramer, I	P.A., (17-4445 GFG aa/cgt)
Brief description for the Index: 68 HIGH TIMBER TRAIL	
THIS DEED made this 29th day of December	, 20 <u>17</u> , by and between
GRANTOR	GRANTEE
Alex J. Grant, unremarried	Paul F. Trunk and Susan R. Trunk, married to each other
8314 Cypress Hollow Drive Sarasota, FL 34238	387 Mill Pond Drive Lititz, PA 17543
Enter in appropriate block for each Grantor and Grantee: name, mai corporation or partnership.	ling address, and, if appropriate, character of entity, e.g.
The designation Grantor and Grantee as used herein shall include said plural, masculine, feminine or neuter as required by context.	parties, their heirs, successors, and assigns, and shall include singular,
WITNESSETH, that the Grantor, for a valuable consideration paid by these presents does grant, bargain, sell and convey unto the Grantee is situated in the City of	
See Exhibit "A" attached hereto and incorporated herein by reference.	
This instrument was prepared by George F. Goosmann, IV, a licensed NC the county tax collector upon disbursement of closing proceeds.	attorney. Delinquent taxes, if any, to be paid by the closing attorney to
The property hereinabove described was acquired by Grantor by install or a portion of the property herein conveyed includes or X_	
A map showing the above described property is recorded in Plat Boo	ok 5 page 651
Page 1	of 2
NC Bar Association Form No. 3 © 1976. Revised © 1977, 2002, 2013	This standard form has been approved by:

^{Maring} and the state of the second of the

Printed by Agreement with the NC Bar Association - 1981

This standard form has been approved by: North Carolina Bar Association – NC Bar Form No. 3 TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all phylleges and appure names thereto Clarging to the Gantee 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 fore	going as of the day and year first above written.
	me Seal (SEAL)
(Entity Name)	Print/Type Name: X lex J. Grant
By:	_ '_)
Print/Type Name & Title:	(SEAL) Print/Type Name:
By:	(SEAL)
Print/Type Name & Title:	_ Print/Type Name:
By:	(SEAL)
Print/Type Name & Title:	Print/Type Name:
a North Carolina	Runcombo
State of County of City of	Buncombe and State of crossid contifue that
I, the undersigned Notary Public of the County or City of Alex J. Grant, unremarried	and State aforesaid, certify that personally appeared before me this day and acknowledged the due
execution of the foregoing instrument for the purposes therein expr	essed. Witness my hand and Notarial stamp or seal this 28 day of
<u>December</u> , 20 <u>1</u> ?	
	ILLA ARAUZ
My Commission Expires: 6/6/2021	otary Public Alla Arauz Notary Public Notary Public
	orth Carolina Alla Arauz Combe CountMotaly's Printed or Typed Name Notary Public
Ten de la contraction de la co	
State of County or City of	
I, the undersigned Notary Public of the County or City of	
execution of the foregoing instrument for the nurnoses therein expression	personally appeared before me this day and acknowledged the due essed. Witness my hand and Notarial stamp or seal this day of
20 .	cssed. Withess my hand and Notarial stamp of sear tins day of
My Commission Expires:	Notary Public
(Affix Seal)	Notary's Printed or Typed Name
State of County or City of	
I, the undersigned Notary Public of the County or City of	
	personally came before me this day and acknowledged that
	, a North Carolina or
_	pany/general partnership/limited partnership (strike through the
inapplicable), and that by authority duly given and as the act of such behalf as its act and deed. Witness my hand and Notarial stamp or	
o on an act and acca. Whileso my name and wotama stamp of	Jour, time, 20
My Commission Expires:	Notary Public
(Affix Seal)	Notary's Printed or Typed Name
$\mathbf{p}_{\mathbf{ase}}$	2 of 2
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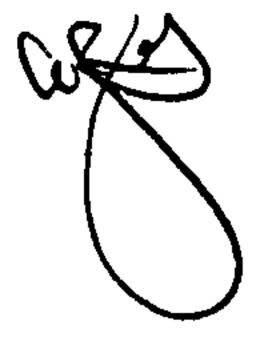
and the control of the property of the control of t

Exhibit A

Being all of Lot 109 of Phase Four of Seven Glens as shown on that plat recorded in Plat Book 5, at Page 651 of the Madison County, NC Register's Office; reference to which Plat is hereby made for a more particular description of said Property.

The above-described property is all of that property conveyed in that deed recorded in Record Book 383, at Page 292 of the Madison County, NC Register's Office.

17-4445



Robbin Balance Comment of the Commen