

327784



This 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.

[Signature]  
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\_\_  
By: \_\_\_\_\_

Mail/Box to: Goosmann Rose Colvard & Cramer, P.A., 77 Central Avenue, Suite H, Asheville, NC 28801, Box 81

This instrument was prepared by: Goosmann Rose Colvard & Cramer, P.A., (17-4445 GFG aa/cgt)

Brief description for the Index: 68 HIGH TIMBER TRAIL

THIS DEED made this 29th day of December, 2017, by and between

**GRANTOR**

Alex J. Grant, unmarried  
  
8314 Cypress Hollow Drive  
Sarasota, FL 34238

**GRANTEE**

Paul F. Trunk and Susan R. Trunk,  
married to each other  
  
387 Mill Pond Drive  
Lititz, PA 17543

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 \_\_\_\_\_, \_\_\_\_\_ Township, \_\_\_\_\_ Madison County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

This instrument was prepared by George F. Goosmann, IV, a licensed NC attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 383 page 292.

All or a portion of the property herein conveyed    includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 5 page 651.

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) Alex J. Grant (SEAL)  
 Print/Type Name: Alex J. Grant


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

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

By: \_\_\_\_\_  
 Print/Type Name & Title: \_\_\_\_\_ (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 Alex J. Grant, unmarried 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 28 day of December, 2017

My Commission Expires: 6/6/2021  
 (Affix Seal)



ALLA ARAUZ  
 Notary Public  
 North Carolina  
 Buncombe County

Alla Arauz  
 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 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

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

A handwritten signature or mark, possibly initials, consisting of a stylized 'W' or 'V' shape with a loop extending downwards.