

*Wax*

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Doc ID: 032974410004 Type: CRP  
Recorded: 11/15/2019 at 01:53:58 PM  
Fee Amt: \$26.00 Page 1 of 4  
Revenue Tax: \$0.00  
Workflow# 0000562143-0001  
Buncombe County, NC  
Drew Reisinger Register of Deeds  
BK **5833** PG **1652-1655**

Excise Tax \$0.00

Recording Time, Book and Page

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. \_\_\_\_\_  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

by

Mail after recording to Barnwell & Long, PLLC, # 5

This instrument was prepared by Barnwell & Long, PLLC, licensed NC attorneys. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Description for the index

3 Pelzer Street

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this \_\_\_\_\_ day of October, 2019, by and between

GRANTOR

GRANTEE

Christopher A. McGuire and wife,  
Lindsey Herndon McGuire (fka Lindsey C. ~~Herndon~~  
*Herndon*)

Christopher A. McGuire, free trader  
  
3 Pelzer Street  
Asheville, NC 28804

Enter in appropriate block for each party: name, 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 or parcel of land situated in the City of \_\_\_\_\_, \_\_\_\_\_ Township, Buncombe County, North Carolina and more particularly described as follows:

See attached "Exhibit A".

By execution of this Deed the Grantor, Lindsey Herndon McGuire (fka Lindsey C. Herndon) intends to dissolve the tenancy by the entirety and releases and quitclaims any and all rights of any kind or nature, past present or future to the above described property unto the Grantee, Christopher A. McGuire. Grantor further intends that the above described property shall be the sole and separate property of Grantee, and that Grantee shall be free to convey, encumber, mortgage, and otherwise deal with the above described property as Grantee's separate property without requiring notice or joinder of the undersigned Grantor. This conveyance is made relative to and pursuant to the provisions in North Carolina General Statutes Section 39-13.3, Section 39-7, Section 50-20 and Section 52-10. By signing this Waiver, the undersigned Grantor does relinquish and waive any and all rights to the above described property arising solely out of the marriage of the parties, including but not limited to rights of inheritance in the property pursuant to NCGS 29-30 and Equitable Distribution pursuant to NCGS 50-20, or otherwise. Pursuant to North Carolina General Statutes 39-13.4, Grantor hereby authorizes Grantee to convey the above real property or any interest therein without the consent and joinder of Grantor herein, and any conveyances so made shall be valid to pass such title to such third party grantee, trustee and/or mortgagee as Grantee herein shall or may have.

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The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_, Page \_\_\_\_\_.

A map showing the above described property is recorded in Plat \_\_\_\_\_.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- 1. Easements, restrictions and rights-of-way of record.
- 2. Ad valorem taxes for the year 2019.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

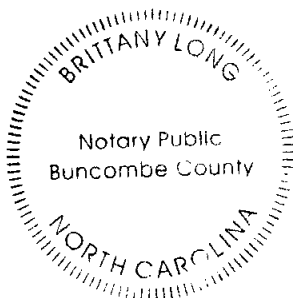
*Christopher A. McGuire* (SEAL)  
 C.A.M. Christopher E. McGuire Christopher A. McGuire  
*Lindsey C. Herndon McGuire* (SEAL)  
 Lindsey Herndon McGuire (fka Lindsey C. Herndon)

SEAL-STAMP

STATE OF NORTH CAROLINA, Buncombe County.  
 I, the undersigned, a Notary Public of the County and State aforesaid, certify that Lindsey Herndon McGuire (fka Lindsey C. Herndon), Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 4 day of October, 2019.

My commission expires:  
 Public 3-3-2020

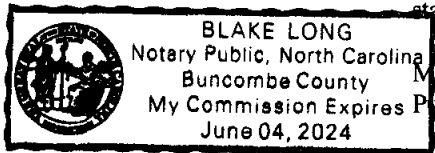
*[Signature]* Notary



SEAL-STAMP

STATE OF NORTH CAROLINA, Buncombe County.

I, the undersigned, a Notary Public of the County and State aforesaid, certify that Christopher A. McGuire, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 8<sup>th</sup> day of November, 2019.



My commission expires: 06/04/2024

[Signature] Notary

EXHIBIT A  
PROPERTY DESCRIPTION  
CHRISTOPHER A. MCGUIRE, free trader

LYING AND BEING in Beaverdam Township, Buncombe County, North Carolina, and being more particularly described as follows:

Beginning on a Locust hub, said hub being located in the eastern margin of Pelzer Street at a point where the prolongation of the southern margin of Eastway Street would intersect the eastern margin of Pelzer Street, said hub being South 02 degrees 46 minutes East 150 feet from an iron pin, the northwesternmost corner of the property of U. S. Maness and wife, Laura Maness (now deceased), said hub also being North 83 degrees 09 minutes East 120.8 feet from another iron pin, the northernmost corner of the property of Coy Rice and wife, Virginia Rice; and running thence from said beginning corner with the eastern margin of Pelzer Street, North 02 degrees 46 minutes West 60 feet to a locust hub, a common line with the Maness property as shown on survey for Leo and Robbie Lee Hensley, dated September 26, 1971, prepared by Richard F. Penland, R. L. S.; thence along a common line with the Maness property, as shown on said map, North 85 degrees 24 minutes East 97.78 feet to a locust hub, a common corner with the Maness property; thence South 01 degrees 19 minutes East 60 feet to a locust hub, formerly the Maness southeasternmost corner; thence South 85 degrees 22 minutes West 96.26 feet to the point and place of Beginning; containing 0.13 acres, more or less.

AND BEING all of that certain property described in deed recorded in Book 4421 at Page 1354 in the Office of the Register of Deeds for Buncombe County, North Carolina.