

Type: CONSOLIDATED REAL PROPERTY
Recorded: 11/8/2022 11:04:33 AM
Fee Amt: \$1,264.00 Page 1 of 3
Revenue Tax: \$1,238.00
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 6274 PG 200 - 202

There are no delinquent taxes that are a lien the parcel(s) described in the deed which the Buncombe County Tax Collector is charged with collecting.

11-08-2022
Date


Deputy Tax Collector

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,238.00

Parcel Identifier No. 965591398000000 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: The Law Office of Richard J. Maita , 35 Montford Ave # A, Asheville, NC 28801, Box #

This instrument was prepared by: Goosmann Rose Colvard & Cramer, P.A., 77 Central Ave, Suite H, Asheville, NC 28801 Box # 81 (22-5766)

Brief description for the Index: _____

THIS DEED made this 7th day of November, 2022, by and between

GRANTOR	GRANTEE
Jane Srivastava, an unmarried person 12 Hoolet Court Candler, NC 28715	Karen Gilbert and Daniel Hawkins 1007 Concord Creek Lane Asheville, NC 28803

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 Asheville, _____ Township, Buncombe County, North Carolina and more particularly described as follows:

See **Exhibit A** attached hereto and incorporated herein by reference. This instrument was prepared by the Law Office of Goosmann Rose Colvard & Cramer, 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 any of its attorneys. This instrument was prepared by Elizabeth L.M. Cramer, 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 5947 page 1655.

All or a portion of the property herein conveyed includes the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 178 page 43.

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: Those matters set forth in the description for the property; easements and rights of way of record or in place; restrictive covenants of record; the use provisions of any governmental ordinance affecting the property and taxes for the current year.

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

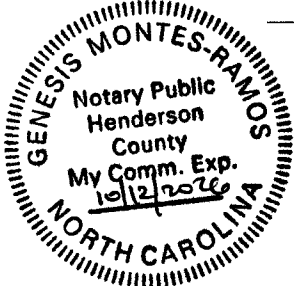
Jane Srivastava (SEAL)
Jane Srivastava

State of North Carolina – County of Henderson

I, the undersigned Notary Public of the County and State aforesaid, certify that Jane Srivastava 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 7th day of November, 20 22.

My Commission Expires: 10/12/2026

[Signature]
Notary Public



The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ Register of Deeds for _____ County
By: _____ Deputy/Assistant –Register of Deeds

EXHIBIT "A"

Being all of Lot 1 of The Creek at Concord as shown on that plat recorded in Plat Book 178, at Page 43 of the Buncombe County, NC Register's Office; reference to which Plat is hereby made for a more particular description of said Property.

The above-described property being all of that property described in that deed recorded in Record Book 5974 at Page 1655 of the Buncombe County, NC Register's Office.

J. Sivastone