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Doc ID: 028053900004 Type: CRP
Recorded: 02/23/2015 at 01:25:47 PM
Fee Amt: \$574.00 Page 1 of 4
Revenue Tax: \$548.00
Workflow# 0000268309-0002
Buncombe County, NC
Drew Reisinger Register of Deeds

BK **5287** PG **1474-1477**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$548.00

Parcel Identifier No. 9633-59-3126 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., (15-0123EMC ks)

Brief description for the Index: _____

THIS DEED made this 23rd day of February, 2015 by and between

GRANTOR	GRANTEE
Chad J. Caden and Melissa A. Caden, married to each other 121 Carlton Drive Yorktown, VA 23692	Gwendolyn M. Perry unmarried 3 Turkey Toe Lane Arden, NC 28704

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 or parcel of land situated in the City of Arden, _____ 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 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 4597 page 1999.

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 58 page 32.

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)

Chad J. Caden by Melissa A. Caden (SEAL)

By: _____

Print/Type Name: Chad J. Caden by Melissa A. Caden
as his Attorney in Fact

Print/Type Name & Title: _____

Melissa A. Caden (SEAL)
Print/Type Name: Melissa A. Caden

By: _____

Print/Type Name: _____ (SEAL)

Print/Type Name & Title: _____

By: _____

Print/Type Name: _____ (SEAL)

Print/Type Name & Title: _____

State of Virginia - County or City of Newport News

I, the undersigned Notary Public of the County or City of Newport News and State aforesaid, certify that Melissa A. Caden 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 15 day of February, 2015.

My Commission Expires: 8/31/17
(Affix Seal)



Denise Garrett-Harris
Denise Garrett-Harris
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #299789
My Commission Expires August 31, 2017
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

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____
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

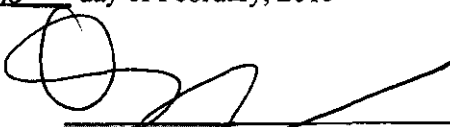
State of Virginia
County of Newport News

I, a Notary Public for said County and State, do hereby certify that Melissa A. Caden appeared before me as Attorney-in-Fact for Chad J. Caden and by me duly sworn, says that she executed the foregoing and annexed instrument for and on behalf of the said Chad J. Caden and that his authority to execute and acknowledge said instrument is either contained in an instrument duly recorded in Record Book 5287, at Page 1492 in the Buncombe, NC Register's Office and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney. I do further certify that the said Melissa A. Caden acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Chad J. Caden.

Witness my hand and official seal, this 18th day of February, 2015

My Commission Expires:

03/17



Notary Public

(Notary Seal)



Denise Garrett-Harris
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #299789
My Commission Expires
August 31, 2017

Exhibit A

Being all of **Lot 90, Section 1 of The Village at Avery's Creek** as shown on that plat recorded in **Plat Book 58, at Page 32** 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 is the same property described in that deed recorded in Record Book 4597, at Page 1999 of the Buncombe County, NC Register's Office.

15-0123

