

Type: CONSOLIDATED REAL PROPERTY
Recorded: 7/15/2020 11:19:31 AM
Fee Amt: \$746.00 Page 1 of 3
Revenue Tax: \$720.00
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 5922 PG 764 - 766

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 720.00


Parcel Identifier No. 965764449800000 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: The Phillip C. Price Law Firm, PLLC, PO Box 1296, Enka, NC 28728 (Box 32)

This instrument was prepared by: The Phillip C. Price Law Firm, PLLC, PO Box 1296, Enka, NC 28728 20-0695

Brief description for the Index: _____

THIS DEED made this 14th day of July, 2020, by and between

GRANTOR	GRANTEE
Sarah L. Bellard (unmarried) 17 Acona Lane Asheville, NC 28803	Brian Matthew Orloff and spouse, Erik Vincent Mace 1818 Newkirk Avenue, Apt 4V Brooklyn, NY 11226
	

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

See Exhibit "A" attached hereto and incorporated herein.

This instrument was prepared by Phillip C. Price, a licensed North Carolina 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 5642 page 812. All or a portion of the property herein conveyed X includes or ___ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 163 page 106.

Submitted electronically by "The Phillip C. Price Law Firm, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Buncombe County Register of Deeds.

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: Restrictions, rights of way, easements and property 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) (SEAL)
 By: Sarah L. Bellard
 Print/Type Name & Title: _____
 Print/Type Name: Sarah L. Bellard (unmarried)

 (SEAL)
 By: _____
 Print/Type Name & Title: _____
 Print/Type Name: _____

 (SEAL)
 By: _____
 Print/Type Name & Title: _____
 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
Sarah L. Bellard (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 14th day of
July, 2020.

My Commission Expires: April 5, 2021
 (Affix Seal)

PHILLIP C. PRICE
 NOTARY PUBLIC
 Buncombe County
 North Carolina
 My Commission Expires April 5, 2021

Phillip C. Price 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 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"
for
Orloff/Mace

Being all of **Lot 29** as shown on a plat as recorded in **Plat Book 163, at Page 106** 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 conveyed together with and subject to those applicable easements and rights of way as shown on the above referenced Plat.

And being all that property described in deed recorded in **Book 5642, at Page 812** of the Buncombe County, NC Register's Office.

 _____

20-0695