



2016002421

TRANSYLVANIA CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT X  
\$1450.00

PRESENTED & RECORDED:  
05-31-2016 03:48:35 PM

CINDY M OWNBEY  
REGISTER OF DEEDS

BY: KARIN SMITH  
DEPUTY REGISTER OF DEEDS

BK: DOC 764

PG: 742-744

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$ 1,450.00

Parcel Identifier No. 8586-51-6970-101 Verified by \_\_\_\_\_ County on the 31 day of May, 2016  
By: \_\_\_\_\_

Mail/Box to: Donald Jordan

This instrument was prepared by: Thomas K. McClellan - No Title Work Performed by Preparer.

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 31st day of May, 2016, by and between

GRANTOR

GRANTEE

Asheville Savings Bank, S.S.B.  
PO Box 652  
Asheville, NC 28802

RonPaul, LLC  
66 South Broad Street  
Brevard, NC 28712

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

See Exhibit "A" attached hereto and incorporated herein by reference for a description of the real property hereby conveyed. The real property description set forth on Exhibit "A" attached hereto is hereby incorporated herein by reference to the same extent as if set forth herein in its entirety.

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

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

Subject to easements, restrictions and rights of way of record.

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

Asheville Savings Bank, S.S.B.

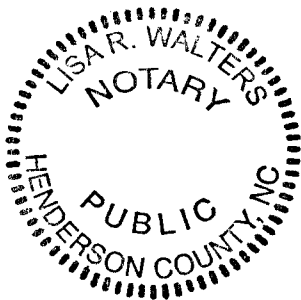
By: [Signature]  
David A. Kozak  
Executive Vice President

STATE OF NORTH CAROLINA  
COUNTY OF BUNCOMBE

I, a Notary Public of said County and State certify that David A. Kozak personally came before me this day and acknowledged that he is Executive Vice President of Asheville Savings Bank, S.S.B., a corporation, and that he, as Executive Vice President, being authorized to do so, executed the foregoing for and on behalf of the corporation.

Witness my hand and official seal, this the 25 day of May, 2016.

Official Seal or Stamp:



[Signature]  
Notary Public  
Print Name: Lisa R. Walters  
My commission expires: 2/25/2019

EXHIBIT "A"

Being all of Unit 101 of French Broad Place Condominium as described in the Declaration of Condominium of French Broad Place Condominium duly recorded in the Office of the Register of Deeds for Transylvania County, North Carolina in Book 502 at Page 593, as the same is amended by the First Amendment to Declaration of Condominium of French Broad Place Condominium recorded in said Register's Office in Book 673 at Page 441, and as shown and described in the plat and plans of French Broad Place Condominium recorded in said Register's Office in Plat File 13 at Pages 139 through 144, reference to all of the above being hereby made for purposes of a more particular description of said condominium unit.

Together with and including the undivided percentage interest in and to the Common Elements of French Broad Place Condominium attributable to the above described unit.

Being a portion of the real property conveyed in that Trustee's Deed from James M. Edmonds, Substitute Trustee to Asheville Savings Bank, S.S.B., dated December 28, 2012 duly recorded in the Office of the Register of Deeds for Transylvania County, North Carolina in Book 638 at Page 815, reference to which is also hereby made for purposes of further description of said condominium unit hereby conveyed.