

**2018003002**TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$850.00

PRESENTED & RECORDED:

06-20-2018 04:12:21 PM

CINDY M OWNBEY
REGISTER OF DEEDSBY: KARIN SMITH
DEPUTY REGISTER OF DEEDS**BK: DOC 845****PG: 326-327****NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$850.00

Parcel ID #'s: 8586516970102; 8586516970103

6/20/18 DM

This deed was prepared by: Kirsten E. Foyles, Esq., 340 Commerce Ave., 16, Southern Pines, NC 28387

Mail after recording to: Donald Jordan **NO OPINION ON TITLE REQUESTED OR GIVEN**
THIS DEED made this 5th day of June, 2018, by and between**GRANTOR: FIRST BANK, as Successor by Merger to Asheville Savings Bank SSB**

A North Carolina Corporation

340 Commerce Ave., Ste. 16, Southern Pines, NC 28387

And

GRANTEE: RONPAUL, LLC

A North Carolina Limited Liability Company

29 West French Broad St. Suite 10
Asheville NC 28712*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 Transylvania County, North Carolina and more particularly described as follows:

BEING ALL OF UNIT 102 & 103, as described in the Declaration for the French Broad Place Condominiums recorded in **Document Book 502, Page 593**, Transylvania County Registry, and as shown on the Plats recorded in **Plat File 13, Slides 139 to 144. TOGETHER WITH** each unit's respective undivided interest in the common area and facilities of French Broad Place Condominiums, as set forth in the Declaration for the French Broad Place Condominiums.This is the same property described in a Deed of Trust executed by *French Broad Place, LLC*. The Deed of Trust was foreclosed (*see 12-SP-99*), Transylvania County Clerk of Court.The property hereinabove described was acquired by Grantor in instrument recorded in: **Book 638, Page 815**, Transylvania County Registry.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

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, except for the exceptions hereinafter stated.

1. Easements, Rights of Way, Restrictions and Encumbrances of record.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its company name by its duly authorized Senior Vice President the day and year first above written.

FIRST BANK

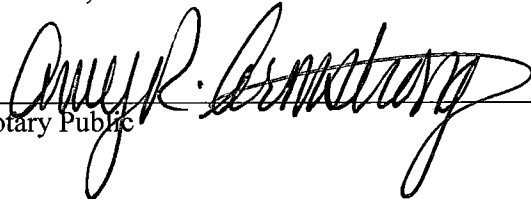
BY:  (SEAL)
Kirsten Foyles, Senior Vice President

NORTH CAROLINA, CHATHAM COUNTY:

I, Amy R. Armstrong, a Notary Public of the County and State aforesaid do hereby certify that Kirsten Foyles, Senior Vice President, for FIRST BANK, a North Carolina Corporation, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed being authorized to do so on behalf of the company.

Witness my hand and official stamp or seal, this 5th day of June, 2018.

My commission expires: July 4, 2020
SEAL


Notary Public

