

Type: CONSOLIDATED REAL PROPERTY
Recorded: 11/19/2021 2:10:18 PM
Fee Amt: \$981.00 Page 1 of 5
Revenue Tax: \$955.00
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 6151 PG 216 - 220

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.

11-19-2021
Date


Deputy Tax Collector

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$955.00

Parcel Identification No. 9730-15-2296

Prepared by and return to: Worley & Peltz, PLLC, 42 Orchard Street, Asheville, NC 28801 (Box 99)

THIS DEED made this 19th day of November, 2021 by and between:

GRANTOR	GRANTEE
Gregory S. Holland, Jr. and Lacey Canada Holland, married to each other	Ronald Burnett Webb, Jr. and Kemba Drew Webb, married to each other
188 Southcliff Parkway Fairview, NC 28730	15 Trey Bourne Drive Asheville, NC 28804

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 and sufficiency 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 parcel of land situated in Buncombe County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein. This instrument prepared by Jason M. Peltz, a licensed NC attorney. Delinquent taxes, if any, are to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

The property described in Exhibit "A" attached hereto was acquired by Grantor by Instrument recorded in Book 4943, at Page 1870.

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

Submitted electronically by "Worley & Peltz, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Buncombe County Register of Deeds.

A map showing the above described property is recorded in Plat Book 116, at Page 182.

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 lawful claims of all persons whomsoever other than the following exceptions: easements, restrictions and rights of way appurtenant to the property conveyed hereby and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has executed this instrument, the day and year first above written.

[SIGNATURES AND NOTARY ACKNOWLEDGMENTS APPEAR ON FOLLOWING PAGES]

[SIGNATURE AND NOTARY ACKNOWLEDGMENT TO NC GENERAL WARRANTY DEED]



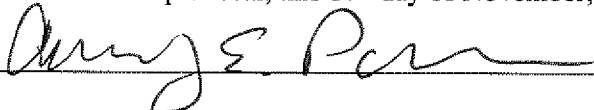
Gregory S. Holland, Jr.

(SEAL)

**STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE**

I, a Notary Public, certify that Gregory S. Holland, Jr., personally appeared before me this day, and (I have personal knowledge of their identity) (I have seen satisfactory evidence of their identity by a current state identification with their photograph in the form of a NC DL); acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein in the capacity indicated.

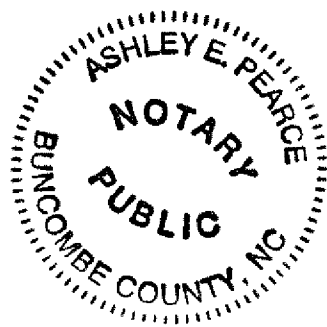
Witness my hand and official stamp or seal, this 17th day of November, 2021.



Notary Public Printed Name: Ashley E. Pearce

(Notarial Stamp or Seal)

My commission expires: March 18th, 2023



[SIGNATURE AND NOTARY ACKNOWLEDGMENT TO NC GENERAL WARRANTY DEED]

Lacey Canada Holland (SEAL)
Lacey Canada Holland

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, a Notary Public, certify that Lacey Canada Holland, personally appeared before me this day, and (I have personal knowledge of their identity) (I have seen satisfactory evidence of their identity by a current state identification with their photograph in the form of a NC DL); acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein in the capacity indicated.

Witness my hand and official stamp or seal, this 19th day of November, 2021.

Ashley E. Pearce

Notary Public Printed Name: Ashley E. Pearce

(Notarial Stamp or Seal)

My commission expires: March 18th, 2023

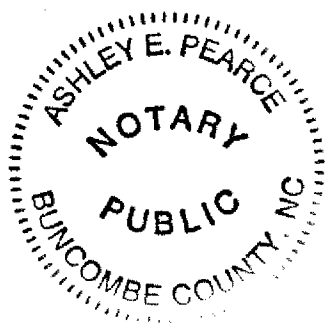


EXHIBIT "A"

LYING IN BUNCOMBE COUNTY, NORTH CAROLINA

BEGINNING at a nail set in the center of Trey Bourne Drive, a 45' foot right-of-way as shown on that plat recorded in Plat Book 116, at Page 182, Buncombe County Register of Deeds, said nail marking the southeast corner of Gurgiolo as described in that deed recorded in Deed Book 5556, at Page 76, of said Registry; thence along the eastern line of Gurgiolo, North 32 degrees 19 minutes 24 seconds West 159.18 feet; thence North 61 degrees 01 minutes 24 seconds East 75.31 feet; thence South 32 degrees 19 minutes 24 seconds East 155.12 feet; thence along Trey Bourne Drive, on a curve left with a radius of 300.00 feet and a chord bearing South 57 degrees 44 minutes 22 seconds West 65.32 feet; thence South 63 degrees 59 minutes 23 seconds West 6.12 feet to the point and place of BEGINNING, and containing 0.274 acres, more or less, AND BEING all of that property shown on that survey entitled "Boundary Survey for Ronald and Kemba Webb," dated October 31, 2021, by Thomas Mulloy, PLS L-4642.

AND BEING all of Lot 98 of the Riverwalk Subdivision Phase II, as shown on that plat recorded in Plat Book 116, at Page 182, Buncombe County Register of Deeds, reference to which Plat is hereby made for a more particular description of said Lot.

AND BEING all of that property described in that deed recorded in Deed Book 4943, at Page 1870, Buncombe County Register of Deeds.

TOGETHER WITH AND SUBJECT TO all easements, rights of way, conditions, covenants and restrictions appurtenant to the property described above, including but not limited to those restrictions recorded in Book 4336 at Page 44, Book 4387 at Page 1314, and Book 4535 at Page 665, Buncombe County Register of Deeds.

(21-1389 Webb)