

Type: CONSOLIDATED REAL PROPERTY
Recorded: 3/7/2016 2:39:31 PM
Fee Amt: \$555.00 Page 1 of 3
Revenue Tax: \$529.00
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 5403 PG 123 - 125

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.

03-07-2016
Date

Caraf Jordan
Deputy Tax Collector

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 529.00

Parcel Identifier No. 9655-43-1168-00000 Verified by _____ County on the ____ day of _____, 20 ____
By: _____

Mail/Box to: Lancaster Law Firm, PLLC, 56 Central Avenue Suite 203, Asheville, NC 28801

This instrument was prepared by: The Phillip C. Price Law Firm, PLLC, Post Office Box 1296 Enka, NC 28728 (16-0096)

Brief description for the Index: _____

THIS DEED made this 26th day of February, 2016, by and between

GRANTOR

GRANTEE

William F. Lynch, III and wife,
Laura C. Aviles
9020 SW 186th Terrace
Cutler Bay, FL 33157

Anna M. Smith and husband,
Joel D. Smith
65 Mountain Site Lane Exd.
Asheville, NC 28803

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 _____, _____ 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 The Phillip C. Price Law Firm, PLLC without review or examination of title to the herein described property and no opinions or representations are being made either express or implied by said law firm or its attorney. This instrument was prepared by Phillip C Price, 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 5288 page 1864. 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 46 page 165

submitted electronically by "LANCASTER 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:

Easements, restrictions, rights of way of record and utility lines readily apparent and in existence over and under the subject property. Ad valorem taxes for the current year.

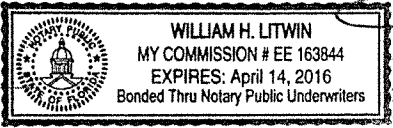
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (Entity Name) _____ (SEAL)
 By: _____ Print/Type Name: William F. Lynch, III
 _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: Laura C. Aviles

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

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

State of Florida - County or City of Miami - Dade
 I, the undersigned Notary Public of the County or City of Miami - Dade and State aforesaid, certify that
William F. Lynch, III and Laura C. Aviles 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 24th day of
February, 2016.

My Commission Expires: 4/14/2016
 (Affix Seal)  William H. Litwin 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"

Being all of **Lot 47** of **Sunset Ridge** as shown on plat recorded in **Plat Book 46, at Page 165** of the Buncombe County, NC Register's Office; reference to which Plat is hereby made for a more particular description of said Lot.

The above-described property is conveyed together with and subject to those applicable restrictions, easements and rights of way of record and as shown on the above referenced Plat.

And being all of that property described in deed recorded in **Book 5288, at Page 1864** of the Buncombe County NC, Register's Office.

LA _____

16-0096