

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5194, at Page 1767.


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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: **Easements, restrictions and rights of way of record.**

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

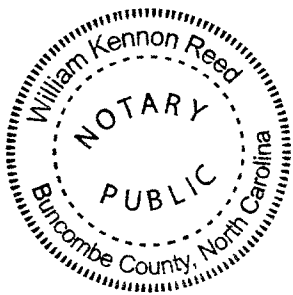
 (SEAL)
Benjamin Garrett Herring

 (SEAL)
Eliza Evans Sydney

SEAL-STAMP

STATE OF NORTH CAROLINA,
BUNCOMBE COUNTY.

I, the undersigned, a Notary Public of the County and State aforesaid, certify that **Benjamin Garrett Herring and husband, Eliza Evans Sydney** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 24 day of APRIL, 2019.



My commission expires: 3/28/2024  Notary Public

EXHIBIT A

BEING all of Lot 31, and "Tract A" portion of Lot 30 as shown on that Boundary Survey for Fred & Emogene Durham, as recorded in Plat Book 173, Page 124 of the records maintained by the Office of the Register of Deeds for Buncombe County, North Carolina; reference to which being hereby made for a more particular description of said Lot.

AND BEING that property identified in Deed/Record Book 5194, beginning on Page 1767 of the records maintained by the Office of the Register of Deeds for Buncombe County, North Carolina.

ADDRESS: 213 Edgar Street, Asheville, NC 28806

