Type: CONSOLIDATED REAL PROPERTY

Recorded: 4/25/2019 2:36:01 PM Fee Amt: \$527.00 Page 1 of 3

Revenue Tax: \$501.00 Buncombe County, NC

Drew Reisinger Register of Deeds

BK 5763 PG 1626 - 1628

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.

04-25-2019

Date

Deputy Tax Collector

This instrument prepared by William K. Reed, 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.

Excise Tax \$501.00			
Tax Lot No.	Parcel Identifier No. <u>9638-47-9497-00000</u>		
Verified by	County on the day of	_, 20	

Mail after recording to: Goosmann Rose Colvard & Cramer, PA - Box #81

This instrument was prepared by: Reed Law Firm, P.C., 168-B South Liberty Street, Asheville, North Carolina 28801/dh

\*TITLE NOT SEARCHED BY PREPARER, NO OPINION RENDERED\*

Brief Description for the index

213 Edgar Street Asheville, NC

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 25 day of April

, 2019, by and between

GRANTOR

Benjamin Garrett Herring and wife, Eliza Evans Sydney

2665 44th Street South Gulfport, FL 33711 Kailey Lynn Jones and husband,

**GRANTEE** 

Jeremy Robert Jones

213 Edgar Street Asheville, NC 28806

**OPINION RENDERED\*\*\*** 

KS

\*\*\*TITLE NOT SEARCHED BY PREPARER, NO

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 **Buncombe** County, North Carolina and more particularly described as follows:

## SEE ATTACHED EXHIBIT A

\*\*THE PROPERTY IS NOT THE PRIMARY RESIDENCE OF THE GRANTOR (N.C.G.S. §105-317.2)\*\*

Submitted electronically by "Goosmann Rose Colvard & Cramer, PA" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Buncombe County Register of Deeds.

Book: 5763 Page: 1626 Page 1 of 3

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.

Benjamin Garrett Herring

(SEAL)

**SEAL-STAMP** 

STATE OF NORTH CARRY SA COUNTY

AUBL County Nothing

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 Zyday of APPI — , 2019.

My commission expires: 3/28/2024

\_Notary Public

(SEAL)

## 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

