

Type: CONSOLIDATED REAL PROPERTY
Recorded: 12/1/2021 3:18:08 PM
Fee Amt: \$1,741.00 Page 1 of 3
Revenue Tax: \$1,715.00
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 6155 PG 1052 - 1054

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.

12-01-2021

Date


Deputy Tax Collector

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,715.00

Parcel Identifier No. 9723-70-4199-00000 Verified by _____ County on the ____ day of _____,

20 ____

By: _____

Mail/Box to: Staton Law Firm, 112 N. Washington Street, Hendersonville, NC 28739, Box #

This instrument was prepared by: Goosmann Rose Colvard & Cramer, P.A., 77 Central Ave, Suite H, Asheville, NC 28801 Box # 81 (21-7579)

Brief description for the Index: _____

THIS DEED made this 30th day of November, 2021, by and between

GRANTOR

GRANTEE

Susan H. Poole and Kerry Forrest, married to each other
1037 Riverside Drive
Asheville, NC 28804

William L. Geigle and Paula M. Geigle
Joint Revocable Trust
15 Mountain Tea Lane
Alexander, NC 28701

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 Alexander, _____ 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 Law Office of Goosmann Rose Colvard & Cramer, P.A. without review or examination of the herein described property and no opinions or representations are being made, either expressed or implied, by said law firm or any of its attorneys. This instrument was prepared by John R. Rose, 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 2793 page 454.

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

A map showing the above described property is recorded in Plat Book _____ page _____.

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: Those matters set forth in the description for the property; easements and rights of way of record or in place; restrictive covenants of record; the use provisions of any governmental ordinance affecting the property and 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) Susan H. Poole (SEAL)
Print/Type Name: Susan H. Poole

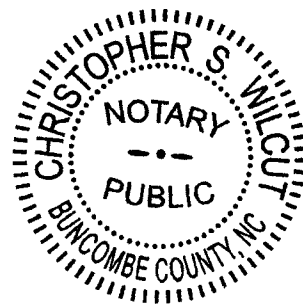
By: _____
Print/Type Name & Title: _____ Kerry Forrest (SEAL)
Print/Type Name: Kerry Forrest

State of North Carolina – County of Buncombe

I, the undersigned Notary Public of the County and State aforesaid, certify that Susan H. Poole and Kerry Forrest 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 30 day of November, 2021.

My Commission Expires: 9/29/26

Chris Wilcut
Notary Public



The foregoing Certificate(s) of _____
is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Register of Deeds for _____ County
By: _____ Deputy/Assistant –Register of Deeds

EXHIBIT "A"

BEGINNING at a 3/4 in. iron pipe located North 41 degs. 54 min. 21 secs. East, 1415.56 ft. from the BEGINNING comer of Tract III of that property, described in Deed Book 1230, at Page 566 in the Office of the Register of Deeds for Buncombe County, North Carolina, and also being the Southwestern comer of the Wayne Duncan 15 ac. tract, as the same is described in Deed Book 1696, at Page 508, Buncombe County Registry; and running thence with the Southwestern line of the Duncan 15 ac. tract. North 41 degs. 53 mins. 53 secs West, 982.91 ft. to a point in the centerline of a 60 ft. private drive, as described in Deed Book 1677, at Page 129, Buncombe County Registry; thence with the centerline of said right-of-way and the Martin Murphy Southeastern line, (reference Deed Book 1677, at Page 129, Buncombe County Registry); South 54 degs. 49 mins. 16 secs. West, 234.09 ft.; South 63 degs. 22 mins. 58 secs. West, 80.59 ft., South 47 degs. 33 mins. 12 secs. West, 138.61 ft.; South 54 degs. 00 mins. 35 secs. West, 55.82 ft.; thence leaving said right-of-way; and running South 06 degs. 01 min. 25 secs. East, 92.13 ft. to the Devereux Northeastern comer (reference Deed Book 1502, at Page 121, Buncombe County Registry); thence running with the Devereux Eastern line South 33 degs. 49 mins. 44 secs. East, 189.79 ft. to a planted stone; and South 29 degs. 49 mins. 44 secs. East, 137.03 ft. to a planted stone at a comer of the Grimes 15.73 ac. tract (reference Deed Book 1685, at Page 791, Buncombe County Registry); thence with the Grimes Eastern line South 53 degs. 12 mins. 00 secs. East, 120.26 ft. to an iron pin; South 67 degs. 31 mins. 48 secs. East, 264.02 ft. to an iron pin; and South 05 degs. 52 mins. 37 secs. East, 605.69 ft. to a point in the Southeastern margin of a 60 ft. private roadway, Southeastern comer of the Grimes property; thence running with said margin of said 60 ft. right-of-way fifteen (15) bearings and distances, to wit:

- (1) North 56 degs. 41 mins. 09 secs. East, 55.04 ft
- (2) North 42 degs. 51 mins. 03 secs. East, 65.02 ft.
- (3) North 35 degs. 05 mins. 43 secs. East, 57.76 ft.
- (4) North 27 degs. 36 mins. 22 secs. East, 135.66 ft.
- (5) North 23 degs. 51 mins. 56 secs. East, 58.57 ft.
- (6) North 19 degs. 21 mins. 54 secs. East, 81.89 ft.
- (7) North 22 degs. 37 mins. 28 secs. East, 51.08 ft.
- (8) North 31 degs. 47 mins. 12 secs. East, 53.85 ft.
- (9) North 19 degs. 29 mins. 57 secs. East, 78.40 ft.
- (10) North 25 degs. 31 mins. 10 secs. East, 55.83 ft.
- (11) North 40 degs. 18 mins. 39 secs. East, 36.78 ft.
- (12) North 53 degs. 58 mins. 52 secs. East, 37.07 ft.
- (13) North 60 degs. 43 mins. 53 secs. East, 62.99 ft.
- (14) North 52 degs. 58 mins. 56 secs. East, 42.50 ft.
- (15) North 43 degs. 46 mins. 32 secs. East, 24.51 ft.

to point of BEGINNING.

Together, with the benefits and subject to the burdens of those rights-of-way, each 60 ft. in width, running with the Northwestern and Southeastern boundaries of the above-described property in a Southwesterly direction, the North Carolina Highway 251, as the same are set forth and described in a Deed to Wayne Duncan, recorded in Deed Book 1696, at Page 508, Buncombe County Registry, and a Deed to Martin Murphy recorded in Deed Book 1677, at Page 129, Buncombe County Registry, reference to which is hereby made for a more particular description.

The previously-described property shall be subject to the following restrictive covenant:

No single-wide mobile home shall be placed or maintained on the previously-described property, which restriction shall be appurtenant to and run with the land.

By acceptance of this deed the Grantees herein agree to bear a pro-rated share of the cost of maintenance of the above-described private roadway together with those other property owners using the same