

Type: CONSOLIDATED REAL PROPERTY  
 Recorded: 11/2/2020 9:06:23 AM  
 Fee Amt: \$726.00 Page 1 of 3  
 Revenue Tax: \$700.00  
 Buncombe County, NC  
 Drew Reisinger Register of Deeds

**BK 5972 PG 762 - 764**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax **\$700.00**

Tax Parcel No. 9790-34-5209-00000

Instrument prepared by Jennifer Belter Formichella, Asheville Law Offices, a licensed North Carolina Attorney. Delinquent Taxes, if any, to be paid by the closing attorney to the County Tax Collector upon disbursement of closing proceeds.

Return after recording to: Barnwell & Long, PLLC, 2000 Hendersonville Rd #A, Asheville, NC 28803

THIS DEED made this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by and between

GRANTOR

**Joseph M. Holmes and wife,  
Deborah K. Holmes**

3512 Deerfield Dr.  
Columbia, SC 29204

GRANTEE

**Julio C. Murillo and spouse,  
Kacee Murillo**

611 Marietta Street  
Asheville, NC 28803

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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in the County of Buncombe, North Carolina, and more particularly described as follows:

SEE Exhibit A attached hereto, reference to which is hereby made as if fully set forth herein.

The property does not include the primary residence of at least one of the Grantors (*per NC GS § 105-317.2*)

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

The property hereinabove described was acquired by grantor by instrument recorded in Book 5197, Page 658.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with 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: **Ad valorem taxes, easements, restrictions and rights of way of record or in use as such may cross or otherwise affect the premises.**

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

Joseph M. Holmes (Seal)  
Joseph M. Holmes

Deborah K. Holmes (Seal)  
Deborah K. Holmes

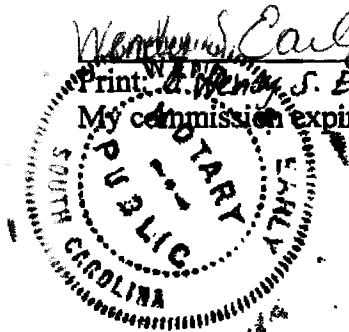
State of South Carolina, County of Richland

I, a Notary Public for said County and State, do hereby certify that Joseph M. Holmes and Deborah K. Holmes who are known to me or proved to me on the basis of satisfactory evidence to be the person described, personally came before me this day and voluntarily executed the foregoing instrument for the purpose stated thereon.

Witness my hand and official seal, this the 9<sup>th</sup> day of October, 2020.

Wendy S. Early Notary Public

Print: Wendy S. Early  
My commission expires: 11/4/2023 [Seal-Stamp]



## EXHIBIT A

BEGINNING at a ½ inch iron pin set in the southeastern corner of Lot 47 as shown on Plat Book 7 Page 24 the same being the southwestern corner of Lot 24, as shown on Plat Book 7 Page 36 thence from said point thus established with the southern line of the afore said Lot 47 North 83 deg. 10' 00" West 129.77 feet to a ½ inch iron pin set in the southwestern corner of the aforesaid Lot 47; thence with the common line of Lot 47 and Lot 46 as shown in Plat Book 7 at Page 24, North 04 deg. 20' 00" West 134.20 feet to a ¾ inch iron pin set in the southern margin of the right of way for Mt. Pisgah Avenue; thence with said margin, the same being the northern line of the aforesaid Lot 47 North 77 deg. 51' 00" East 133.67 feet to a ¾ inch iron pin in the western line of Lot 24 as shown on plat recorded in Plat Book 7 at Page 36, thence North 02 deg. 41' 00" West 32.42 feet to a point in the center of the aforesaid right of way for Mt. Pisgah Avenue; thence with the center of said right of way North 77 deg. 51' 00" East 85.00 feet to a point; thence North 85 deg. 28' 00" East 15.22 feet to a point; thence with the western line of Becker, now or formerly recorded in Deed Book 2015 at Page 422 South 03 deg. 15' 12" East 195.77 feet to an iron pin set; thence with the line of Lloyd (deed Book 1979 Page 632) South 71 deg. 26' 57" West 105.00 feet to the point and place of BEGINNING, containing 0.93 acres, more or less.

SUBJECT TO the right of way for Mt. Pisgah Road, as Easement to Carolina Power & Light Co. recorded in Deed Book 746 Page 315 Restrictive Covenants recorded in Book 311 Page 456 and easements and rights of way as shown on the aforesaid plats.

SUBJECT TO AND INCLUDING that certain Boundary Line Agreement and Easement recorded in Deed Book 5191, Page 267, Buncombe County Registry.