

BK 5497 PG 963 - 966

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.

12-02-2016

Date


Deputy Tax Collector

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00

Parcel Identifier No. 9628-63-5318-00000, Verified by Buncombe County on the ___ day of _____, 20__.

By: _____

This instrument was prepared by: Sally A. Carver-Young, Esq.

After recording mail to: Timothy J. Pillari, Esq., Wickens, Herzer, Panza, Cook & Batista, 35765 Chester Road, Avon, OH 44011

Brief Description for Index: Lot 70A as shown on that plat recorded in Plat Book 156, at Page 188

THIS DEED, made this 21 day of October, 2016, by and between

GRANTOR	GRANTEE
RICHARD KIRK and BRENDA KIRK, husband and wife whose address is: 390 Bassett Road, Bay Village, Cuyahoga County, OH 44140 (herein, "Grantor")	RICHARD A. KIRK AND BRENDA K. KIRK, Trustees, or any successors in trust, under the JMT FAMILY TRUST dated <u>June 16, 2016</u> and any amendments thereto whose address is: 390 Bassett Road, Bay Village, Cuyahoga County, OH 44140 (herein, "Grantee")

Enter in appropriate block for each party: name, 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 GRANTOR, for a valuable consideration to GRANTOR in hand paid by the GRANTEE, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto GRANTEE, and GRANTEE'S heirs and assigns, in fee simple, all of Grantor's right, title, claim and interest in and to that certain tract or parcel of land lying and being in the County of Buncombe and State of North Carolina, and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO

Submitted electronically by "U.S. Deeds"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Buncombe County Register of Deeds.

Property street address: 56 Madeline Avenue, Asheville, NC 28802

BEING THE SAME PROPERTY conveyed to Grantor by deed recorded on May 25, 2016, in Deed Book 5428, Page 1035, in the Public Registry of Buncombe County, North Carolina.

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

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges thereunto belonging to the GRANTEE in fee simple. Full power and authority is granted by this deed to the trustees and all successor trustees to protect, conserve, sell, lease, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described without the consent or approval of any other party.

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 from all encumbrances, and that GRANTOR will WARRANT AND DEFEND the title against the lawful claims of all persons whomsoever, subject to all restrictive covenants, easements, rights of way of record, ad valorem taxes, and all liens and encumbrances of record.

IN TESTIMONY WHEREOF, said GRANTOR has hereunto set GRANTOR'S hand and seal, the day and year first above written.

GRANTOR:

[Signature] (seal)
Richard Kirk

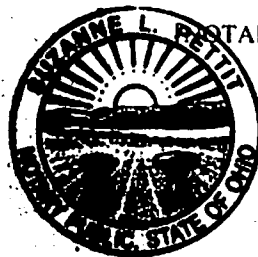
STATE OF Ohio
COUNTY OF Cuyahoga

I, Suzanne L. Pettit, a Notary Public of the aforementioned County and State, do hereby certify that Richard Kirk personally appeared before me this day and acknowledged the due execution of the foregoing and annexed instrument.

WITNESS my hand and stamp or seal, this 21st day of October, 2016.

[Signature]
Notary Public

My Commission Expires: April 25, 2017



SUZANNE L. PETTIT
NOTARY PUBLIC
STATE OF OHIO
RECORDED IN
LORAIN COUNTY
My Commission Expires
April 25, 2017

GRANTOR:

[Signature] (seal)
Brenda Kirk

STATE OF Ohio
COUNTY OF Cuyahoga

I, Suzanne L. Pettit, a Notary Public of the aforementioned County and State, do hereby certify that Brenda Kirk personally appeared before me this day and acknowledged the due execution of the foregoing and annexed instrument.

WITNESS my hand and stamp or seal, this 21st day of October, 2014.

[Signature]
Notary Public

My Commission Expires: April 25, 2017



SUZANNE L. PETTIT
NOTARY PUBLIC
STATE OF OHIO
RECORDED IN
LORAIN COUNTY
My Commission Expires
April 25 17

EXHIBIT A

Being all of Lot 70A as shown on that plat recorded in Plat Book 156, at Page 188 of the Buncombe County, NC Register's Office; reference to which Plat is hereby made for a more particular description of said Property.

The above-described property is conveyed together with and subject to that Partial Release and Conveyance of Driveway Easement recorded in Record Book 5407, at Page 899 of the Buncombe County, NC Register's Office.

SAID MAP BEING INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.