

ep



Doc ID: 036048810003 Type: CRP
Recorded: 08/17/2023 at 08:47:50 AM
Fee Amt: \$26.00 Page 1 of 3
Revenue Tax: \$0.00
Workflow# 0000839234-0001
Buncombe County, NC
Drew Reisinger Register of Deeds

BK **6343** PG **280-282**

NO TITLE WORK PERFORMED

Excise Tax \$0.00 Parcel Identifier No. 9740-52-0609-0000

Mail after recording to Kathryn M. Madison (Box 39)

This instrument was prepared by Kathryn M. Madison of Roberts & Stevens, P.A., 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.

NORTH CAROLINA NON-WARRANTY DEED

THIS DEED made this 16 day of August, 2023 by and between

GRANTOR	GRANTEE
<p>Sue G. Russell, <i>unmarried</i></p> <p>Address: 12 Irving Street Asheville, NC 28804</p>	<p>Sue G. Russell, retaining a Life Estate for and during her natural life</p> <p>Address: 12 Irving Street Asheville, NC 28804</p> <p>And a remainder interest to: Richard John Winslow</p> <p>Address: 222 South Caldwell Brevard, NC 28712</p>

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, **reserving a life estate in favor of Grantor**, which shall terminate automatically upon the death of Sue G. Russell, and the remainder to Grantee, in all that certain lot or parcel of land situated in Buncombe County, North Carolina and more particularly described as follows:

R&S 3177562_1