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Recorded: 03/20/2014 at 03:43:52 PM
Fee Amt: \$928.00 Page 1 of 3
Revenue Tax: \$902.00
Workflow# 0000211229-0001
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 5193 PG 1953-1955

3

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 902.00

Parcel Identifier No. _____ Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: The Phillip C. Price Law Firm, PLLC Post Office Box 1296 Enka, NC 28728

This instrument was prepared by: The Phillip C. Price Law Firm, PLLC Post Office Box 1296 Enka, NC 28728 Box 32 14-0109

Brief description for the Index: _____

THIS DEED made this 20th day of March, 2014 by and between

GRANTOR

GRANTEE

Richard Hugo Heinkel unmarried
38 Black Horse Run
Biltmore Lake, NC 28715

James A. Lowery and wife,
Danette Starr Lowery
16 La Rue Court
Biltmore Lake, NC 28715

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 or parcel of land situated in the City of _____, Township, Buncombe County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein.

This instrument was prepared by Phillip C. Price, 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.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

All or a portion of the property herein conveyed ___ includes or X 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: Easements, restrictions, rights of way of record and utility lines readily apparent and in existence over and under the subject property. Ad valorem 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) Richard Hugo Heinkel (SEAL)
 Print/Type Name: Richard Hugo Heinkel

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

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

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

State of North Carolina - County or City of Buncombe

I, the undersigned Notary Public of the County or City of Buncombe and State aforesaid, certify that _____
Richard Hugo Heinkel unmarried 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 20th day of March, 2014.

PHILLIP C. PRICE
NOTARY PUBLIC
Buncombe County
North Carolina
My Commission Expires April 5, 2016

Phillip C Price Notary Public
 Notary's Printed or Typed Name

My Commission Expires: April 5, 2016
 (Affix Seal)

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____
 _____ personally came before me this day and acknowledged that he is the
 _____ of _____, a North Carolina or _____
 corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority
 duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness
 my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
 (Affix Seal)

 Notary Public
 Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
 (Affix Seal)

 Notary Public
 Notary's Printed or Typed Name


Exhibit "A"
for
Lowery

Being all of **Lot 470, Phase One, Block F3 of Biltmore Lake** as shown on plat recorded in **Plat Book 104, at Page 112** 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 certain Community Charter for Biltmore Lake recorded in Book 2801, at Page 692 of the Buncombe County, NC Register's Office and as further revised and amended of record.

The above-described property is conveyed together with and subject to those easements and rights of way as shown on the above referenced Plat.

And being all of that property described in deed recorded in **Book 5015, at Page 674** of the Buncombe NC, Register's Office.

____ RHJ DSR 

14-0109