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3



Doc ID: 024312950003 Type: CRP
 Recorded: 02/21/2012 at 03:52:35 PM
 Fee Amt: \$26.00 Page 1 of 3
 Revenue Tax: \$0.00
 Workflow# 000099448-0001
 Buncombe County, NC
 Drew Reisinger Register of Deeds
 BK 4957 PG 541-543

Excise Tax: \$ -0-
 Parcel Identifier No. _____
 Verified by _____ County on the ____ day of _____, 20__
 by _____

Mail after recording to **Goosmann Rose Colvard & Cramer, P.A., P. O. Box 7436, Asheville, NC 28802** **Box 81**
 This instrument was prepared by **Goosmann Rose Colvard & Cramer, P.A. (JRR/dnp 12-0326)**
 Brief Description for Index: 23 Balsamwood Road

No Title Work Performed

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made on the 16 day of February, 2012, by and between

GRANTOR	GRANTEE
<p>TIMOTHY W. CLAPP AND LEE ANN CLAPP, HUSBAND AND WIFE</p> <p>342 Lioba Drive, #1A Andover, KS 67002</p>	<p>TIMOTHY W. CLAPP AND LEE ANN CLAPP TRUSTEES OF THE TIMOTHY W. AND LEE ANN CLAPP LIVING TRUST DATED 01/20/2012</p> <p>342 Lioba Drive, #1A Andover, KS 67002</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, all that certain lot or parcel of land situated in Buncombe County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated by reference herein. This instrument was prepared by the law firm of Goosmann Rose Colvard & Cramer, P.A. without review or examination of title to the herein described property and no opinions or representations are being made either express or implied by said law firm or 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.

Recital: The property herein conveyed does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4630, at Page 1641.

A map showing the above described property is recorded in Plat Book 104, at Page 126.

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 follow exceptions: Easements, restrictions, rights of way of record, any utility lines in existence over or under the subject property, and ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has caused the due execution of this instrument the day and year first above written.

Timothy W. Clapp

 TIMOTHY W. CLAPP

Lee Ann Clapp

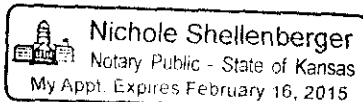
 LEE ANN CLAPP

State of Kansas
 County of Woodward

I, the undersigned Notary Public of the County and State aforesaid, certify that **Timothy W. Clapp and Lee Ann Clapp, husband and wife**, 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 16th day of February, 2012.

[NOTARIAL STAMP OR SEAL]



Nichole Shellenberger

 Notary Public
 Printed Name: Nichole Shellenberger
 My Commission Expires: 02/16/2015

Exhibit A



Being all of **Lot 3 of Moores Valley** as shown on that plat recorded in **Plat Book 104, at Page 126** of the Buncombe County, NC Register's Office; reference to which Plat is hereby made for a more particular description of said Lot.

The property described herein is all of that property described in deed recorded in Record Book 4630, at Page 1641 of the Buncombe County, NC Register's Office.

12-0326



Buncombe County Assessment Property Record Search

Buncombe County Assessment Property Record Search

970030527000000
23 BALSAMWOOD RD

TIMOTHY W CLAPP LIVING TRUST LEE
ANN CLAPP LIVING TRUST
23 BALSAMWOOD RD, LEICESTER, NC,
28748

Total Appraised Value
\$441,500

KEY INFORMATION

Zoning	OU	Neighborhood	MVYA
Land Use Code	RES 0-3 ACRES	Municipality	-
Fire District	FWB	Special District	-
Present Use	-	Improvement	-
Appraisal Area	Tomas Seijo 828-250-5017 Tomas.Seijo@buncombenc.gov		
Exemption	-		
Legal Description	Deed Date: 02/21/2012 Deed: 4957-0541 Subdiv: MOORES VALLEY Block: Lot: 3 Section: Plat: 0104-0126		
Plat Reference	104-126		

ASSESSMENT DETAILS

Land Value	\$34,600
Building Value	\$406,900
Features	\$0
Total Appraised Value	\$441,500
Deferred Value	\$0
Exempt Value	\$0
Total Taxable Value	\$441,500
Income Approach	No

LAND INFORMATION

ZONING	LAND USE CODE	SIZE	NEIGHBORHOOD	ASSESSED VALUE	FLOODPLAIN
OPEN USE	RES 0-3 ACRES	1.01 acres	LE-MVYA	\$34,600	NO

BUILDING INFORMATION

IS THE BUILDING INFORMATION ON YOUR PROPERTY RECORD CARD CORRECT?

Please confirm that the information below is correct for all buildings, via the **'Confirm property record card data is correct'** button. If any of the information is **incorrect on any building** please report the changes via the **'I want to update my property record'** button for the building that needs to be updated.

[Confirm Property Record Card Data is correct.](#)

BUILDING(S)

BUILDING (1)

Quality	CUST	Condition	NORMAL
Building Type	LOG STRUCTURE	Year Built	2015
Full Baths	3	Half Baths	0
Fireplaces	2	Story	1.00
Heat Type	HEAT WITH A/C	Green Certification	-
Style	LOG STRUCTURE	Total Finished Area	3571
Bedrooms	3	Deck	0
Patio	0	Carport	0
Garage	576	Utility	0
Unfinished Basement	589	Finished Basement	1,491
Porch	1,040	Building Value	\$406,900

TRANSFER HISTORY

TRANSFER DATE	TRANSACTION PRICE	VALID SALE	BOOK / PAGE	DEED INSTRUMENT
02/21/2012	\$0	Not Qualified	4957-541	WDT
12/15/2008	\$79,000	Qualified Sale	4630-1641	WDT

VALUE CHANGE HISTORY

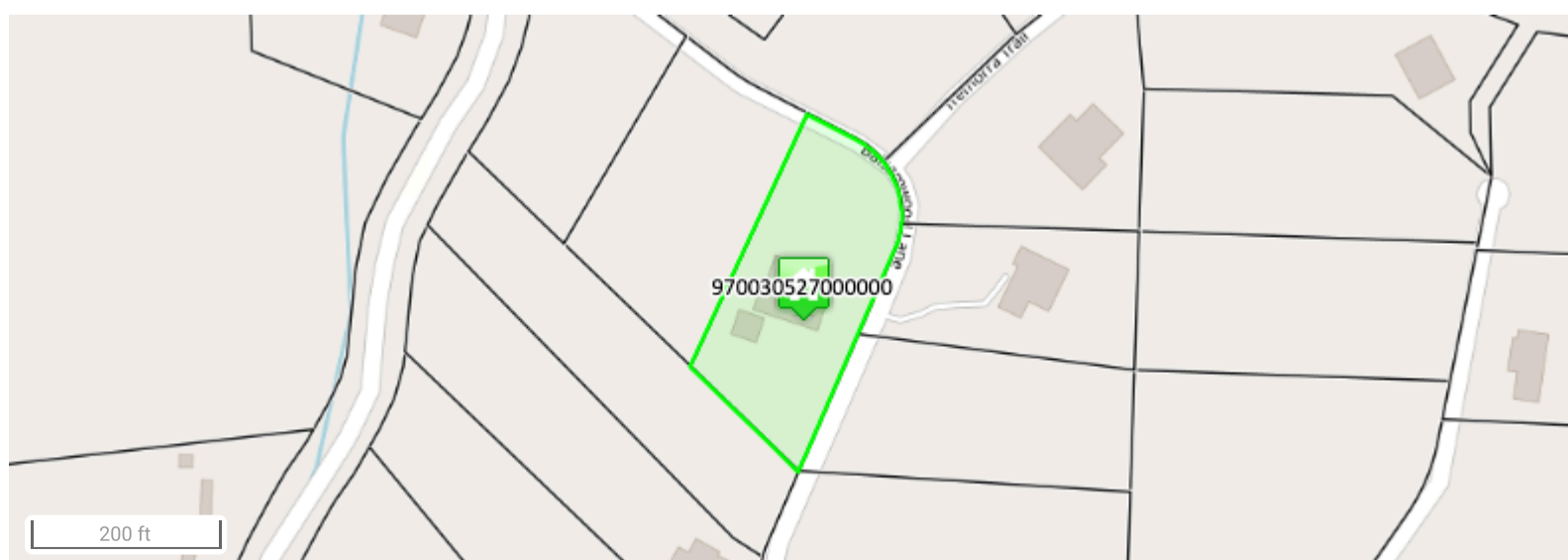
DATE OF VALUE CHANGE	EFFECTIVE TAX YEAR	REASON FOR CHANGE	LAND VALUE	BUILDING VALUE	FEATURES VALUE	NEW VALUE
2017-01-27 00:00:00	2017	RAPP REAPPRAISAL NOTICE	\$34,600	\$372,700	\$0	\$407,300
2021-02-01 00:00:00	2021	RAPP REAPPRAISAL NOTICE	\$34,600	\$406,900	\$0	\$441,500

RECENT PERMIT ACTIVITY

PERMIT DATE	PERMIT TYPE	PERMIT STATUS
07/21/2015	RESIDENTIAL NEW CONSTRUCTION	PERMIT ISSUED

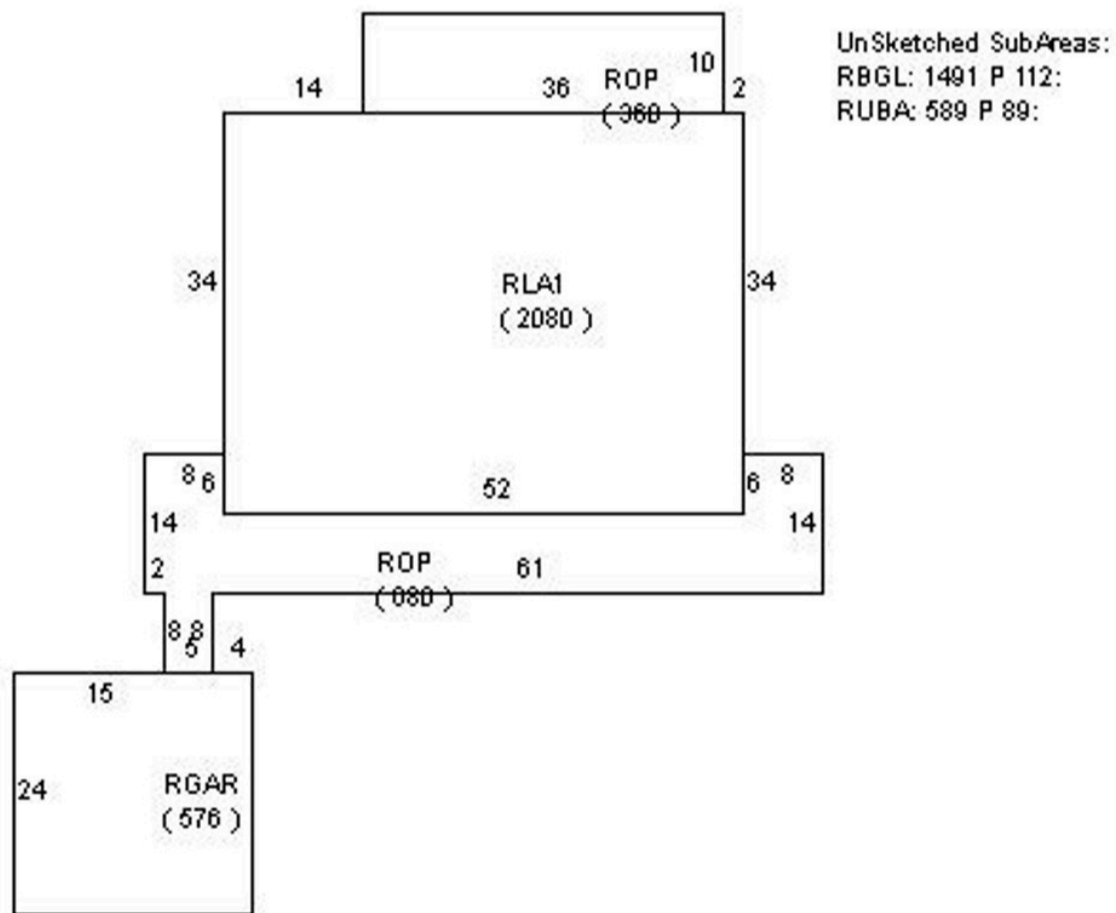
APPEALS

No recent appeal information






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INTELLIGENT IMAGES



Data last updated: 12/08/2025



Doc ID: 029884490003 Type: CRP
Recorded: 12/11/2015 at 04:35:02 PM
Fee Amt: \$59.00 Page 1 of 3
Revenue Tax: \$33.00
Workflow# 0000323375-0002
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 5380 PG 844-846

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$33.00

Parcel Identifier No. 9700-30-4351 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: Goosmann Rose Colvard & Cramer, P.A., 77 Central Avenue, Suite H, Asheville, NC 28801, Box 81

This instrument was prepared by: Goosmann Rose Colvard & Cramer, P.A., (15-4531 CNT sn)

Brief description for the Index: _____

THIS DEED made this 11th day of December, 2015 by and between

GRANTOR	GRANTEE
Samuel Haney, unmarried 344 Hookers Gap Road Leicester, NC 28748	Timothy W. Clapp and Lee Ann Clapp Trustees of the Timothy W. Clapp and Lee Ann Clapp Living Trust 30 Bear Creek Lane Asheville, NC 28806



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 by reference.

This instrument was prepared by George F. Goosmann, 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 5218 page 898.

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

A map showing the above described property is recorded in Plat Book 150 page 34.

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 or 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.

By: _____ (Entity Name) Samuel Haney (SEAL)
Print/Type Name: Samuel Haney

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

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

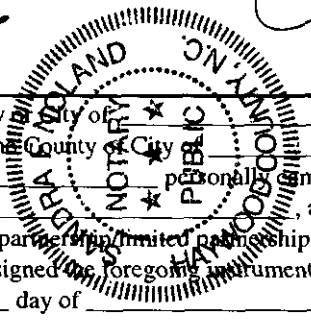
By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

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 Samuel Haney 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 11th day of December, 2015.

My Commission Expires: 10/12/2016
(Affix Seal)

Sandra F. Noland (Signature)
Sandra F. Noland Notary Public
Notary's Printed or Typed Name



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

Being all of **Lot 2 of Moore's Valley** as shown on that plat recorded in **Plat Book 104, at Page 126** 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 all of that property conveyed in that deed recorded in Record Book 5218, at Page 898 of the Buncombe County, NC Register's Office.

15-4531





Buncombe County Assessment Property Record Search

Buncombe County Assessment Property Record Search

970030435100000
11 BALSAMWOOD RD

TIMOTHY W CLAPP LIVING TRUST LEE
ANN CLAPP LIVING TRUST
23 BALSAMWOOD RD, LEICESTER, NC,
28748

Total Appraised Value
\$22,500

KEY INFORMATION

Zoning	OU	Neighborhood	MVYA
Land Use Code	RES BLDG LOT	Municipality	-
Fire District	FWB	Special District	-
Present Use	-	Improvement	-
Appraisal Area	Tomas Seijo 828-250-5017 Tomas.Seijo@buncombenc.gov		
Exemption	-		
Legal Description	Deed Date: 12/11/2015 Deed: 5380-0844 Subdiv: Block: Lot: Section: Plat: 0150-0034		
Plat Reference	150-34		

ASSESSMENT DETAILS

Land Value	\$22,500
Building Value	\$0
Features	\$0
Total Appraised Value	\$22,500
Deferred Value	\$0
Exempt Value	\$0
Total Taxable Value	\$22,500
Income Approach	No

LAND INFORMATION

ZONING	LAND USE CODE	SIZE	NEIGHBORHOOD	ASSESSED VALUE	FLOODPLAIN
OPEN USE	RES BLDG LOT	1.01 acres	LE-MVYA	\$22,500	NO

BUILDING INFORMATION

IS THE BUILDING INFORMATION ON YOUR PROPERTY RECORD CARD CORRECT?

Please confirm that the information below is correct for all buildings, via the **'Confirm property record card data is correct'** button. If any of the information is **incorrect on any building** please report the changes via the **'I want to update my property record'** button for the building that needs to be updated.

[Confirm Property Record Card Data is correct.](#)

BUILDING(S)

TRANSFER HISTORY

TRANSFER DATE	TRANSACTION PRICE	VALID SALE	BOOK / PAGE	DEED INSTRUMENT
12/11/2015	\$16,500	Qualified Sale	5380-844	WDT
06/20/2014	\$6,500	Not Qualified	5218-898	CMD
06/05/2007	\$75,000	Qualified Sale	4415-718	WDT

VALUE CHANGE HISTORY

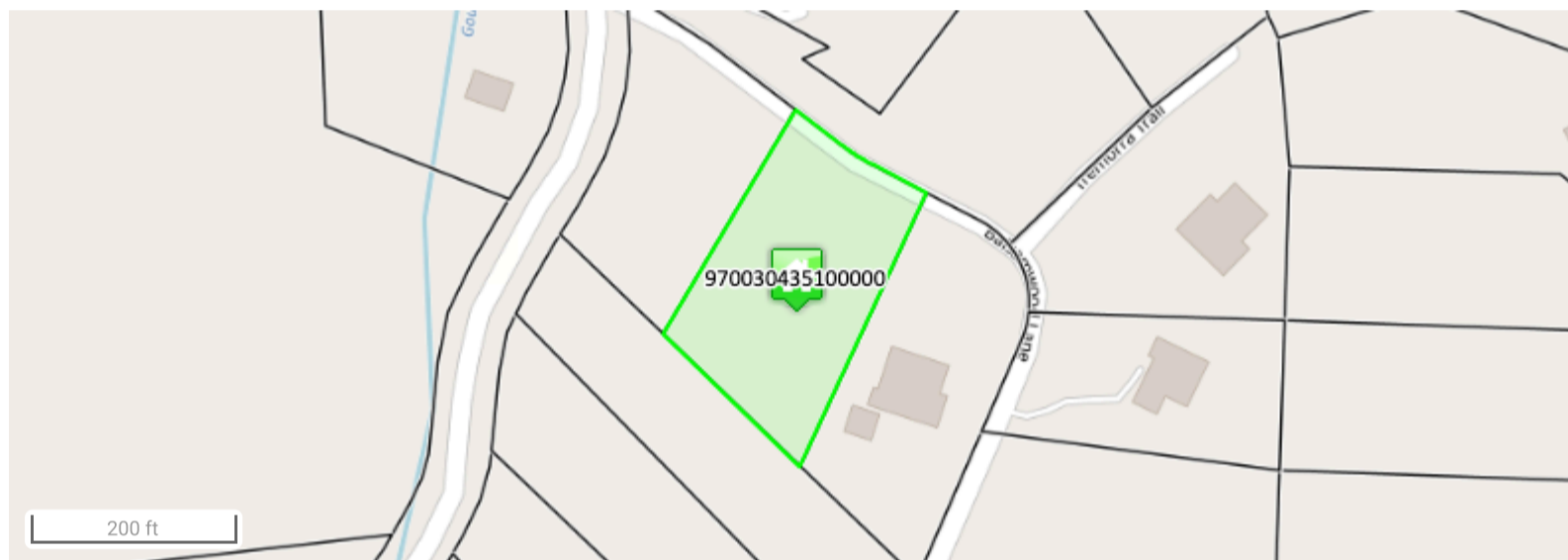
DATE OF VALUE CHANGE	EFFECTIVE TAX YEAR	REASON FOR CHANGE	LAND VALUE	BUILDING VALUE	FEATURES VALUE	NEW VALUE
2017-01-27 00:00:00	2017	RAPP REAPPRAISAL NOTICE	\$22,500	\$0	\$0	\$22,500
2021-02-01 00:00:00	2021	RAPP REAPPRAISAL NOTICE	\$22,500	\$0	\$0	\$22,500

RECENT PERMIT ACTIVITY

PERMIT DATE	PERMIT TYPE	PERMIT STATUS
No items to display		

APPEALS

No recent appeal information



No Photo Available

