

Type: CONSOLIDATED REAL PROPERTY
Recorded: 10/9/2020 2:25:11 PM
Fee Amt: \$926.00 Page 1 of 3
Revenue Tax: \$900.00
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 5960 PG 1779 - 1781

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$900.00

Parcel Identifier No. 9668-05-0132-00000 Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: Worley & Peltz, PLLC, 42 Orchard Street, Asheville, NC 28801, Box # 99

This instrument was prepared by: Goosmann Rose Colvard & Cramer, PA 77 Central Ave, Suite H Asheville, NC 28801 Box # 81 (20-5355)

Brief description for the Index: _____

THIS DEED made this 9 day of October, 20__, by and between

GRANTOR

GRANTEE

Trissa King, un-remarried widow

PO Box 9951
Asheville, NC 28815

Scott Kjelson and Jordan Miezlaiskis **
47 Hampden Road
Asheville, NC 28805

****married to each other**

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, parcel of land or condominium unit situated in the City of Asheville, _____ 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 the Law Office of Goosmann Rose Colvard & Cramer, P.A. without review or examination of the herein described property and no opinions or representations are being made, either expressed or implied, by said law firm or any of 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.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5229 page 1087.

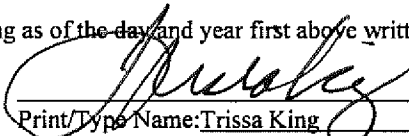
All or a portion of the property herein conveyed ____ includes or ____ does not include the primary residence of a Grantor.

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: Those matters set forth in the description for the property; easements and rights of way of record or in place; restrictive covenants of record; the use provisions of any governmental ordinance affecting the property and 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)  (SEAL)
Print/Type Name: Trissa King

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 of Buncombe

I, the undersigned Notary Public of the County and State aforesaid, certify that Trissa King 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 17 day of October, 2020.

My Commission Expires: 9/22/2024  Willie B Lewis
Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: _____ Deputy/Assistant – Register of Deeds

EXHIBIT "A"

BEGINNING on a stake, said stake lying and being in the Southwesternmost corner of Lot 49 as shown on a Plat of the re-subdivision of portion of Blocks A, B, H and P of Beverly Hills, said Lot in Block B, and said Plat recorded in the Office of the Register of Deeds for Buncombe County, North Carolina, in Plat Book 34 at Page 94, said corner also being the common corner of Lot-49 and 48, of the aforesaid described Block and Plat, and also lying in the Eastern margin of Hampden Road, and runs thence with the dividing line of Lots 49 and 48, of the aforesaid described Block and Plat, South 88 deg. 55 min. East 127.0 feet to a stake; thence leaving said dividing line of Lots 49 and 48 of the aforesaid described Block and Plat, South 0 deg. 12 min. East 90.06 feet to a stake, said stake lying and being in the dividing line of Lots 47 and 48 of the aforesaid Block and Plat; thence running with said dividing line North 88 deg. 49 min. West 120.0 feet to a stake, said stake lying and being in the Northwesternmost corner of Lot 47 of the aforesaid Block and Plat, and also lying in the Eastern margin of Hampden Road; thence running with the Eastern margin of said road, North 6 deg. 2 min. West 53.30 feet to a stake; thence still with the margin of said road, on a radius of 256.98, 37.01 feet to the point or place of BEGINNING. And being the Western portion of Lot 48, Block B of the aforesaid Plat and further being a portion of that property as conveyed in Deed Book 1072 at Page 273, Buncombe County Registry.

The above-described property is all of that property conveyed in that deed recorded in Book 5229, at Page 1087 in the Office of the Register of Deeds for Buncombe County, North Carolina.