



Doc ID: 025433050003 Type: CRP  
Recorded: 06/07/2013 at 03:23:58 PM  
Fee Amt: \$764.00 Page 1 of 3  
Revenue Tax: \$738.00  
Workflow# 0000171096-0001  
Buncombe County, NC  
Drew Reisinger Register of Deeds  
BK 5110 PG 1923-1925

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 738.00

Parcel Identifier No. 9751-30-8996-COEE Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Best & Best, 17 Arlington Street, Asheville, NC 28801 - Box 24

This instrument was prepared by: Richard J. Maita, 35 A Montford Avenue, Asheville, NC 28801

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 7th day of June, 2013 by and between

<p style="text-align: center;">GRANTOR</p> <p>Janice R. Ashe, Trustee Janice R. Ashe Revocable Trust dated March 19, 1998 4789 Brighton Lakes Blvd. Boynton Beach, FL 33436</p>		<p style="text-align: center;">GRANTEE</p> <p>Elizabeth B. Hunt 18 Clubside Drive Asheville, NC 28804</p>
---	--	---

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 Asheville, \_\_\_\_\_ Township, Buncombe County, North Carolina and more particularly described as follows:

See Attached

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3800 page 525

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 59 page 138

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010  
Printed by Agreement with the NC Bar Association

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: \*Delinquent taxes, if any, to be paid by the closing attorney to the county/town tax collector upon disbursement of closing proceeds.

\*\*This instrument was prepared by Richard J. Maita, a North Carolina licensed attorney\*\*

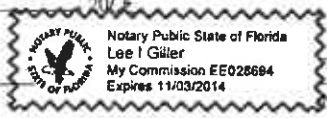
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing of the day and year first above written.

By: \_\_\_\_\_ (Entity Name) Janice R. Ashe (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: Janice R. Ashe, Trustee

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 and State aforesaid, certify that Janice R. Ashe, Trustee of the Janice R. Ashe Revocable Trust, dated March 19, 1998 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 19 day of June



My Commission Expires: 11-03-2014 Notary's Printed or Typed Name: Lee I. Giller

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: \_\_\_\_\_ Notary Public  
 (Affix Seal) 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: \_\_\_\_\_ Notary Public  
 (Affix Seal) Notary's Printed or Typed Name \_\_\_\_\_

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010  
 Printed by Agreement with the NC Bar Association

ATTACHMENT

BEING all of Unit EE-2 of Beaverdam Run Condominium, as shown on a plat recorded in Plat Book 59 Page 138, Buncombe County Registry, and as described in the Declaration of Condominium for Beaverdam Run Condominium, which is recorded in Deed Book 1425 at Page 636, and that Amended and Restated Declaration and By-Laws recorded in Deed Book 1667 at Page 554, Buncombe County Registry, as amended, reference to which plat, Declaration and Amendments is hereby made for a more particular description. TOGETHER with an undivided interest in and to the Common Areas and Facilities of Beaverdam Run Condominium as set forth in said Declaration and Amendments thereto, and TOGETHER with a perpetual, non-exclusive right of way for ingress, egress and regress over and upon those roadways described in the said Declaration and Amendments. Said undivided interest in and to the Common Areas and Facilities is subject to diminution as provided in said Declaration of Condominium.

BEING the identical property as conveyed by deed recorded in Deed Book 3800 at Page 525, Buncombe County, NC Registry.

PIN #9751-30-8996-COEE2

SUBJECT TO AND INCLUDING ALL rights of ways, easements, restrictions and matters as shown on said plat.

55544  
18 Clubside Drive, Asheville, NC 28804