

BK 5633 PG 422 - 424

There are no delinquent taxes that are a lien
the parcel(s) described in the deed which the
Buncombe County Tax Collector is charged
with collecting.
02-01-2018
Date

Janet R. Buigo

Deputy Tax Collector

Excise Tax \$0

Recording Time, Book and Page

This instrument prepared by: Carole Spainhour, Attorney, 32 Orange Street, Asheville, NC 28801

Without benefit of title search

MAIL AFTER RECORDING TO: Grantee

Brief Description for Index

NORTH CAROLINA NON WARRANTY DEED

Reserving Rights

This Deed, made this 31st day of January, 2018 by and between

GRANTOR

GRANTEE

Gail B. Waddell, Unmarried
1 Locust Avenue
Asheville, NC 28804

Kenneth Gary Waddell, Unmarried
1007 Valencia Way
Pacifica, CA 94044

Enter in appropriate block for each party: name, address, and if appropriate, character of entity, e/q/ 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 love and affection, has and by these presents does grant give and convey unto the said Grantee in fee simple but subject to her retained interest that certain lot or parcel of land situated in Asheville, Buncombe County, North Carolina, more particularly described as follows:

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Being the identical land/property located at 1 Locust Avenue, Asheville, NC and described and conveyed by that certain deed from Helen Garland Blankenship and Frank Murray Blankenship of record in Book 2062, at Page 546, Buncombe County Registry, such description being incorporated herein by reference. Parcel ID No.:9740-85-4932-00000

This conveyance is subject to all recorded easements, reservations and restrictions of record, and current year ad valorem taxes.

TO HAVE AND TO HOLD the above-described premises, together with all appurtenances thereunto belonging or in any wise appertaining, unto the Grantee, their heirs and/or successors and assigns forever, subject to the Grantor's reserved rights set forth below.

The Grantor reserves a life estate in the above said premises during the remainder of her lifetime, during which time Grantor shall have the exclusive right to occupy the premises. During said Grantor's lifetime, she shall bear the cost of all insurance, maintenance, fees, charges and expenses relating to the premises and she shall pay all taxes assessed or imposed with respect thereto, and all principal and interest on any mortgages thereon.

Grantor further reserves the exclusive right to convey fee simple absolute in the above said premises during her lifetime, with or without consideration, by the execution and delivery of a proper deed without the consent of the herein Grantee, and Grantor shall have the exclusive rights to any proceeds of any such conveyance.

The Grantor reserves the power to appoint, in whole or in part, the property conveyed hereunder to or for the benefit of any one or more of her descendants in such proportions, terms and conditions as the Grantor may specify by either (1) a writing executed and acknowledged during her lifetime and filed with the Registry of Deeds in Buncombe County or (2) by her last Will or Codicil making specific reference hereto. A release of the power hereunder, in whole or in part, shall be effective when recorded with the Buncombe County Registry of Deeds. Any exercise or release of the foregoing powers may be made by the Grantor's attorney-in-fact acting under a general durable power of attorney.

The Grantor certifies that the subject property is her primary residence.

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


Gail B. Waddell

STATE OF NORTH CAROLINA)

COUNTY OF BUNCOMBE)

ACKNOWLEDGEMENT

I, Robyn D. Hess the undersigned, a Notary Public in and for the State of North Carolina, do hereby certify that Gail B. Waddell personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal, this 31 day of January, 2018.

Robyn D. Hess
Signature of Notary Public

Robyn D. Hess
Printed Name of Notary Public

My Commission Expires: 3/0-12-18

