

RF



Doc ID: 031538930004 Type: CRP
Recorded: 12/29/2017 at 12:53:01 PM
Fee Amt: \$608.00 Page 1 of 4
Revenue Tax: \$582.00
Workflow# 0000447727-0001
Buncombe County, NC
Drew Reisinger Register of Deeds
BK 5625 PG 111-114

Excise Tax: \$ 582.00

PIN 9648-68-0580-C0203

Prepared by: Eva Clement, Clement Law Firm, PLLC, 20 Battery Park Ave, Suite 305 Asheville, NC 28801
Title search not performed by the preparer. This instrument was prepared by Eva Clement, 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.

Return to: Matney & Associates, 22 N. Pack Square, Asheville, NC 28801, Box 68
Brief Description for the Index: 400 Skyloft Drive, Apt. #203, Asheville, NC 28801

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 22 day of December, 2017 by and between:

GRANTOR	GRANTEE
Mervin Clarence Budge Jr., Trustee of the Mervin Clarence Budge Jr. Management Trust, dated May 13, 2011 2523 Hickory Flats Trail Huntsville, AL 35801	James R. Kitchens and Edward K. Lee, married to each other 400 Skyloft Drive, Apt. #203 Asheville, NC 28801

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 Attached Exhibit "A"

CLF 1455223_1

And being all of that property described in deed recorded in Deed Book 4942 at Page 1183 of the Buncombe County NC Register's Office.

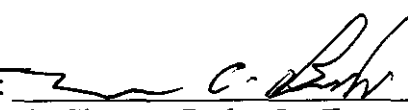
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 except for the exceptions hereinafter stated.

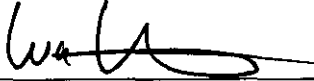
Title to the property hereinabove described is together with and subject to the following exceptions: easements, restrictions, and rights of way of record, apparent or in use, and the 2017 Ad Valorem property taxes, prorated at closing.

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

IN WITNESS WHEREOF, the Grantor has hereunto executed this document, as of the day and year first above written.

By: 
Mervin Clarence Budge Jr., Trustee for the Mervin
Clarence Budge Jr. Management Trust, dated May 13, 2011

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<p style="text-align: center;">SEAL-STAMP</p> <div style="border: 2px solid black; padding: 5px; text-align: center;"> <p>Eva Clement NOTARY PUBLIC Buncombe County, NC My Commission Expires June 19, 2019</p> </div>	<p>State of North Carolina County of Buncombe</p> <p>I, Eva Clement, a Notary Public of the County and State aforesaid, certify that <u>Mervin Clarence Budge Jr., Trustee for the Mervin Clarence Budge Jr. Management Trust, dated May 13, 2011</u> appeared before me and being personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.</p> <p>Witness my hand and official stamp or seal, this <u>22</u> day of December 2017.</p> <div style="text-align: right;">  <hr style="width: 100%;"/> <p>Notary Public</p> </div> <p>My commission expires: <u>6-19-19</u></p>
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Exhibit A
PIN 9648-68-0580-C0203
400 Skyloft Drive, Apt. #203
Asheville, NC 28801

All of that Unit known and designated as Unit B-203 as shown on the plans entitled "Skyloft Asheville Condominium," recorded in Condominium File No. 991 in the Office of the Register of Deeds for Buncombe County, North Carolina, reference to which is hereby made for a more particular description, and being located within Building B as shown on a plat entitled "Property Survey of Skyloft Asheville, Skyloft Asheville Condominium" recorded in Plat Book 135 at Page 146 of the aforesaid Registry.

Together with and subject to all the rights and easements appurtenant to said unit as specifically enumerated in the Declaration of Condominium recorded in the Office of the Register of Deeds for Buncombe County, North Carolina in Book 4478 at Page 1215, amended in Book 4520 at Page 1618, and pursuant thereto, membership in Skyloft Asheville Condominium Owners Association, Inc.

Being all of that property described in that deed recorded in Book 4942 at Page 1183 of the Buncombe County, North Carolina Registry.

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