

Type: CONSOLIDATED REAL PROPERTY
 Recorded: 10/7/2020 2:43:47 PM
 Fee Amt: \$26.00 Page 1 of 6
 Revenue Tax: \$0.00
 Buncombe County, NC
 Drew Reisinger Register of Deeds

BK 5959 PG 1106 - 1111

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 0.00

Parcel Identifier No. 9628-50-9994 and 9628-61-0061

Verified by _____ County on the ____ day of _____, 20____

By: _____

Mail/Box to: Peter U. Kanipe, PO Box 3180, Asheville, NC 28802

This instrument was prepared by: Peter U. Kanipe, 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. No title examination performed by deed preparer. File: 17494.04

Brief description for the Index: _____

THIS DEED made this 7th day of October, 2020, by and between

GRANTOR

GRANTEE

Michael E. Greene and Paula G. Webb, as Co-Executors of the Estate of Lucia B. Greene; and

Paula G. Webb and Stephen Andrew Webb, married to each other

Michael E. Greene and Paula G. Webb, as Co-Trustees of the Lucia B. Greene Revocable Trust u/a/d 10/8/98, as amended and restated

2 Houghton Place
 Asheville, NC 28806

207 Golfside Drive
 Flat Rock, NC 28731

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, INCORPORATED HEREIN BY REFERENCE.

Submitted electronically by "McGuire, Wood & Bisette"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Buncombe County Register of Deeds. **BK 5959 Page: 1106 Seq: 1**

Lucia B. Greene died on April 18, 2020, and her Last Will and Testament was admitted to probate in the Office of the Buncombe County Clerk of Superior Court (File number 20 E 721). Pursuant to the Last Will and Testament of Lucia B. Greene, the property described herein was bequeathed to the Lucia B. Greene Revocable Trust u/a/d 10/8/98, as amended and restated.

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

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 Grantor covenants with Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, and under or through Grantor, except for the exceptions hereinafter stated:

SUBJECT to easements, restrictions, rights of way(s) of record, and ad valorem taxes not yet due and payable.

(Signature Page Follows)

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

ESTATE OF LUCIA B. GREENE

By: [Signature] (SEAL)
Michael E. Greene, Co-Executor

By: [Signature] (SEAL)
Paula G. Webb, Co-Executor

State of North Carolina - County of Buncombe

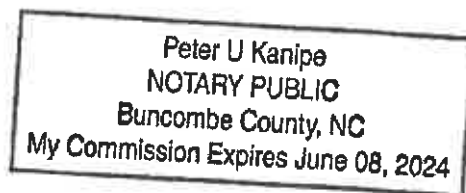
I, the undersigned Notary Public of the County and State aforesaid, certify that Michael E. Greene and Paula G. Webb personally appeared before me this day as Co-Executors of the Estate of Lucia B. Greene and acknowledged the due and voluntary execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 7th day of October, 2020.

My Commission Expires:

(Affix Seal)

[Signature] Notary Public
Peter U Kanipe
Notary's Printed or Typed Name



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

LUCIA B. GREENE REVOCABLE TRUST U/A/D 10/8/98, AS AMENDED AND
RESTATED, MEMBER/MANAGER

By: [Signature] (SEAL)
Michael E. Greene, Co-Trustee

By: [Signature] (SEAL)
Paula G. Webb, Co-Trustee

State of North Carolina - County of Buncombe

I, the undersigned Notary Public of the County and State aforesaid, certify that Michael E. Greene and Paula G. Webb personally appeared before me this day as Co-Trustees of the Lucia B. Greene Revocable Trust u/a/d 10/8/98, as amended and restated, and acknowledged the due and voluntary execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 7th day of October, 2020.

My Commission Expires: _____ Notary Public
Peter U Kanipe
(Affix Seal) Notary's Printed or Typed Name

Peter U Kanipe
NOTARY PUBLIC
Buncombe County, NC
My Commission Expires June 08, 2024

EXHIBIT A

Tract 1 (portion of PIN 9628-50-9994):

Being all of Lots 18 and 19 of Block "G", as shown and designated on a plat of the property known as Malvern Hills, which Plat is recorded in the Office of the Register of Deeds for Buncombe County, North Carolina, in Plat Book 7, at Page 70, reference to said Plat being hereby made for a more particular description of the property herein conveyed.

Being the same property conveyed in Deed Book 851, Page 386 of the Buncombe County Registry.

Tract 2 (portion of PIN 9628-50-9994):

BEGINNING at a post, the common corner of Lots 19 and 20 of Block G as shown on a plat of the property known as Malvern Hills, which plat is recorded in the Office of the Register of Deeds for Buncombe County, N.C. in Plat Book 7 at Page 70, and runs thence South 89 deg. 45' East 76.14 feet to a stake; thence North 16 deg. 07' West 69.94 feet to a stake; thence South 71 deg. 45' West 63.79 feet to a stake in the Eastern line of Lot 19 of plat herein referred to, and runs with said line South 5 deg. 30' East 46.94 feet to the BEGINNING, AND BEING Lot 73-A of a plat of the Julian Brookshire property prepared by C.N. Baumann and dated April 23, 1963.

Being the same property conveyed in Deed Book 882, Page 115 of the Buncombe County Registry.

Tracts 1 and 2 are to be remain as one parcel for tax purposes.

Tract 3 (PIN 9628-~~62~~-0061):

BEGINNING at a concrete monument, the Northeast corner of the Paul P. Greene property as described in Deed Book 955 at Page 76; also being the Northeast corner of Lot 17 as shown on a plat of Malvern Hills, Block G, Plat Book 7, Page 70, and from said concrete monument thence South 57 deg. 45' East 53.38 feet to an iron pin; thence South 26 deg. 36' East approximately 114.65 feet to an iron pin in the Northern margin of the Julian D. Brookshire property as described in Deed Book 535 at Page 46; thence along and with said Brookshire line, South 70 deg. 45' West 22 feet to the Northeast corner of the Paul E. Greene property described in Deed Book 882 at Page 115; thence along and with the Northern margin of said Greene property, South 70 deg. 45' West 63.75 feet to an iron pin in the Eastern margin of Lot 19 of the above referred to plat; thence North 05 deg. 34' West along with the Eastern margin of Lots 19, 18 and 17 of said plat, approximately 160.03 feet to the BEGINNING. And being that .19 acre, more or less, surveyed by Hutchison-Biggs & Associates, Inc. on November 6, 1985.

SUBJECT TO that utility easement described in Deed Book 1413, Page 71 of the Buncombe County Registry.

Being the same property conveyed in Deed Book 1413, Page 71 of the Buncombe County Registry.

4817-5171-0157, v. 2