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Recorded: 08/20/2004 at 04:07:41 PM
Fee Amt: \$348.00 Page 1 of 3
Excise Tax: \$328.00
Workflow# 1817525
Buncombe County, NC
Otto W. DeBruhl Register of Deeds

BK 3751 PG 159-161

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 328.00

Parcel Identifier No. 9638.20-81-7836 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Cogburn Goosmann Brazil & Rose, P.A., 77 Central Avenue, Ste. H, Asheville, NC 28801WKR/th Box 81This instrument was prepared by: Cogburn Goosmann Brazil & Rose, P.A., 77 Central Avenue, Ste. H, Asheville, NC 28801WKR/thBrief description for the Index: LT 37-46, BLK A, RIVERVIEWTHIS DEED made this 20th day of August, 2004, by and between

GRANTOR

BATT ASSOCIATES, INC.
PO Box 9421
Asheville, NC 28815

GRANTEE

Kyle J. Ritter
426 Riverview Drive
Asheville, NC 28806

KJR

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 Exhibit A, attached hereto and incorporated herein.

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

A map showing the above described property is recorded in Plat Book _____ page _____.

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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: Easements, restrictions, rights of way of record and any utility lines in existence over or under the subject property. Ad valorem taxes for the current year (prorated as of closing).

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

BATT ASSOCIATES, INC.

By: (Entity Name)
[Signature]
Title: President

(SEAL)

By: _____
Title: _____

(SEAL)

By: _____
Title: _____

(SEAL)

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ 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 _____ day of _____, 20__.

My Commission Expires: _____

Notary Public

State of North Carolina - County of Buncombe

I, the undersigned Notary Public of the County and State aforesaid, certify that J. Thomas Voigt personally came before me this day and acknowledged that he is the President of BATT ASSOCIATES, INC., 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 20th day of August, 2004.

My Commission Expires: March 28, 2009

[Signature]
Notary Public William Kennon Reed

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of William Kennon Reed 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: [Signature] Register of Deeds for Buncombe County
Deputy/Assistant- Register of Deeds

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Exhibit A

Being all of **Lot A5** as shown on that plat recorded in **Plat Book 84, at Page 122** of the Buncombe County, NC Register's Office; reference to which Plat is hereby made for a more particular description of said Lot.

And being a portion of that property described in deed recorded in Book 2758, at Page 771 of the Buncombe County, NC Register's Office.

04-3323