

BK 1971 PG 288

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BUNCOMBE COUNTY NC 06/27/97
\$196.00Real Estate
Excise Tax

REGISTERED

'97 JUN 27 AIO:36

PORTER STAPLES
BUNCOMBE COUNTY

Excise Tax 196.00

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
 Verified by County on the day of, 19
 by

Mail after recording to PORTER STAPLES
26 CLAYTON STREET ASHEVILLE, NC 28801

This instrument was prepared by PORTER STAPLES

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 25th day of JUNE, 19 97, by and between

GRANTOR

GARY M. HYDER
 AND WIFE,
 TERESA L. HYDER

GRANTEE

RONALD T.Y. MOON JR.
 AND WIFE,
 SARAH P. MOON

Enter in appropriate block for each party: name, 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 Township,
BUNCOMBE County, North Carolina and more particularly described as follows:

BEING all of Lot C of Cove Springs as shown in Plat Book 66, Page 154, Buncombe County Registry.

Being and containing all of 10.006 acres more or less.

Reserving unto Grantor a 30 foot right-of-way, the northern line of which is described as follows:

BEGINNING at a point that is the western most common corner of Tract B and C, Plat Book 66, Page 154, Buncombe County Registry; thence, N 49-13-32 E 103.14 feet to a point.

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

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

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 subject to the following exceptions:

Recorded easements, restrictions and rights of way
1997 property taxes

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name)

By: _____

President

ATTEST: _____

Secretary (Corporate Seal)

USE BLACK INK ONLY

GARY M. HYDER (SEAL)

TERESA L. HYDER (SEAL)

(SEAL)

(SEAL)



NORTH CAROLINA, Madison County.

I, a Notary Public of the County and State aforesaid, certify that _____
GARY M. HYDER AND TERESA L. HYDER Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 25 day of June 1997.

My commission expires: 8-19-2001 Elizabeth M. Shelton Notary Public

SEAL-STAMP

NORTH CAROLINA, _____ County.

I, a Notary Public of the County and State aforesaid, certify that _____
personally came before me this day and acknowledged that _____ he is _____ Secretary of

_____ a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its _____
President, sealed with its corporate seal and attested by _____ as its _____ Secretary.

Witness my hand and official stamp or seal, this _____ day of _____ 19____.

My commission expires: _____ Notary Public

The foregoing Certificate(s) of _____
Elizabeth M. Shelton

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.

Notary: Elizabeth M. Shelton REGISTER OF DEEDS FOR Buncombe COUNTY

By Sharon C. Tarjan Deputy/Assistant - Register of Deeds