

Type: CONSOLIDATED REAL PROPERTY  
Recorded: 12/21/2020 4:28:58 PM  
Fee Amt: \$26.00 Page 1 of 3  
Revenue Tax: \$0.00  
Buncombe County, NC  
Drew Reisinger Register of Deeds

**BK 5996 PG 1326 - 1328**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$0.00

Parcel Identifier No. **964866447900000** Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ By: \_\_\_\_\_

Mail/Box to: Goosmann Rose Colvard & Cramer, P.A., 77 Central Ave, Suite H, Asheville, NC 28801, Box # 81

This instrument was prepared by: Goosmann Rose Colvard & Cramer, P.A., 77 Central Ave, Suite H, Asheville, NC 28801 Box # 81 (20-7229)

Brief description for the Index: NO TITLE WORK PERFORMED BY PREPARER

THIS DEED made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by and between

**GRANTOR**

Matthew H. Ray and Jenna E. Lohse, married to each other  
and Jean H. Ray, unmarried

PO Box 8339  
Asheville, NC 28814

**GRANTEE**

Jean H. Ray, unmarried  
405 Windswept Drive #204  
Asheville, NC 28801

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of Asheville, \_\_\_\_\_ Township, Buncombe County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference. This instrument was prepared by the Law Office of Goosmann Rose Colvard & Cramer, P.A. without review or examination of the herein described property and no opinions or representations are being made, either expressed or implied, by said law firm or any of its attorneys. This instrument was prepared by Cassandra M. Moore, 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.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4842 page 183.

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

submitted electronically by "Goosmann Rose Colvard & Cramer, PA"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Buncombe County Register of Deeds.

A map showing the above described property is recorded in Plat Book 52 page 5.

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: Those matters set forth in the description for the property; easements and rights of way of record or in place; restrictive covenants of record; the use provisions of any governmental ordinance affecting the property and taxes for the current year.

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

\_\_\_\_\_  
(Entity Name) Matthew H. Ray (SEAL)  
Print/Type Name: Matthew H. Ray

By: \_\_\_\_\_  
Print/Type Name & Title: Jenna E. Lohse (SEAL)  
Print/Type Name: Jenna E. Lohse

By: \_\_\_\_\_  
Print/Type Name & Title: Jean H. Ray (SEAL)  
Print/Type Name: Jean H. Ray

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_ (SEAL)  
Print/Type Name: \_\_\_\_\_

State of North Carolina – County of Buncombe  
I, the undersigned Notary Public of the County and State aforesaid, certify that Matthew H. Ray and Jenna E. Lohse 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 21 day of December, 2012.

My Commission Expires: 9/24/2012  
\_\_\_\_\_  
Notary Public

The foregoing Certificate(s) of \_\_\_\_\_  
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.

Registered at \_\_\_\_\_ County  
By: \_\_\_\_\_ Deputy/Assistant – Register of Deeds

State of North Carolina – County of Buncombe  
I, the undersigned Notary Public of the County and State aforesaid, certify that Jean H. Ray 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 21 day of December, 2012.

My Commission Expires: 9/24/2012  
\_\_\_\_\_  
Notary Public

**EXHIBIT "A"**

BEING ALL of Lot No. 204, Wind of the Oaks, as shown on the Plat recorded in Plat Book 52, Page 5 in the Office of the Register of Deeds for Buncombe County, North Carolina; reference to which plat is hereby made for a more particular description of said property.

The above-described property is all of that property conveyed in that Deed recorded in Book 4842, at Page 183 in the Office of the Register of Deeds for Buncombe County, North Carolina.

Handwritten signature and initials. The signature is a cursive name, possibly "M. J. [unclear]". Below it are the initials "DWR" and "JEL" written vertically.