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Doc ID: 029258780003 Type: CRP
Recorded: 09/11/2015 at 12:08:21 PM
Fee Amt: \$506.00 Page 1 of 3
Revenue Tax: \$480.00
Workflow# 0000310205-0001
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 5352 PG 1323-1325

Excise Tax \$480.00

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. 9743-53-6602.00000

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

Mail after recording to Barnwell & Long, PLLC, #5
This instrument was prepared by Barnwell & Long, PLLC, licensed NC attorneys. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Description for the index

Lots 1, 2, & 3, Section I, Spring Meadows Estate

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 11th day of September, 2015, by and between

GRANTOR

GRANTEE

MICHAEL M. BAGLEY and wife,
CAROL S. BAGLEY

DENNIS W. FRANK, unmarried

PO Box 1582
Weaverville, NC 28787

3 Spring Meadows Road
Weaverville, NC 28787

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:

Please see attached Exhibit "A" for a more particular description of said property.

Subject property is the primary residence of the grantors.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3809 , Page 450.

A map showing the above described property is recorded in Plat Book 62 at Page 39.


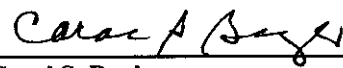
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

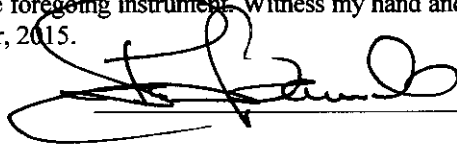
- 1. Easements, restrictions and rights-of-way of record.
- 2. Ad valorem taxes for the year 2015.

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.

 (SEAL)
Michael M. Bagley
 (SEAL)
Carol S. Bagley

SEAL-STAMP

STATE OF NORTH CAROLINA, Buncombe County.
I, the undersigned, a Notary Public of the County and State aforesaid, certify that Michael M. Bagley and wife, Carol S. Bagley, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 11th day of September, 2015.

My commission expires: 8-12-2020  Notary Public

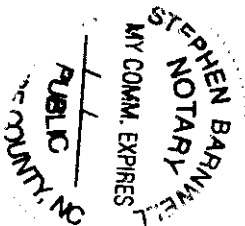


EXHIBIT A
PROPERTY DESCRIPTION
DENNIS W. FRANK, unmarried

BEING all of Lots 1, 2 and 3, Section I of Spring Meadows Estates as reflected on that Plat recorded in Plat Book 62 at Page 39 of the Buncombe County, North Carolina Registry, reference to which plat is hereby made for a more particular description.

TOGETHER WITH and subject to the rights of way and easements shown on the aforesaid Plat of record and to those Restrictive Covenants recorded in Book 1488 at Page 261, and all amendments thereto, of the Buncombe County, North Carolina Registry.

AND BEING all of that certain property described in deed recorded in Book 3809 at Page 450 of the Buncombe County, North Carolina Registry, reference to which is hereby made and incorporated herein by reference.