

CH



Doc ID: 023251900003 Type: CRP
Recorded: 12/01/2010 at 09:29:01 AM
Fee Amt: \$135.00 Page 1 of 3
Revenue Tax: \$110.00
Workflow# 0000045624-0001
Buncombe County, NC
Otto W. DeBruhl Register of Deeds

BK 4840 PG 876-878

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 110.00

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

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

This instrument was prepared by: Goosmann Rose Colvard & Cramer, P.A., Box #81 (10-2641 EMC sn) LB

Brief description for the Index: _____

THIS DEED made this 30th day of November, 2010 by and between

<p style="text-align: center;">GRANTOR</p> <p>White Oak Ventures, LLC, a North Carolina Limited Liability Company 56 White Oak Road Arden, NC 28704</p>	<p style="text-align: center;">GRANTEE</p> <p>Eduardo Lamberti and Irene Lamberti, husband and wife and Romina Priscila Lamberti 5415 NW 15th Street, Suite 6 Margate, FL 33063</p>
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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 or parcel of land 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.

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

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

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, other than the following exceptions:

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

_____ White Oak Ventures, LLC _____ (SEAL)
 _____ (Entity Name) _____ Print/Type Name: _____
 By: _____

 Print/Type Name & Title: Member Manager _____ Print/Type Name: _____

 By: _____ (SEAL)

 Print/Type Name & Title: _____ Print/Type Name: _____

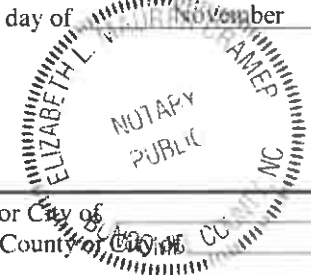
 By: _____ (SEAL)

 Print/Type Name & Title: _____ Print/Type Name: _____

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ 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
 (Affix Seal) _____ Notary's Printed or Typed Name

State of North Carolina - County or City of Buncombe
 I, the undersigned Notary Public of the County or City of Buncombe and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the Member Manager of White Oak Ventures, LLC, 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 30th day of November, 2010.



My Commission Expires: September 24, 2012
 (Affix Seal) _____ Elizabeth L. Maurer Cramer Notary Public
 _____ Notary's Printed or Typed Name

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____
 Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

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

Exhibit A

The property conveyed herein is described as being all of **Lot 13 of Willow Oak** as shown on that plat recorded in **Plat Book 120, at Page 89** of the Buncombe County, NC Register's Office; reference to which Plat is hereby made for a more particular description of said Property.

The property conveyed herein is further described as being a portion of that property described in that deed recorded in Record Book 4091, at Page 108 of the Buncombe County, NC Register's Office.

