

State of North Carolina  
County of Buncombe,

This Indenture, made this 1st day of December, 1970, by and between

WILSON DVORAK and wife, LENORE DVORAK,

hereinafter called Grantors, and BENJAMIN W. TROTTER, JR. and wife, LYNN H. TROTTER,  
hereinafter called Grantees, (said designations shall include the respective parties, whether one or more, individual or corporate, and their respective successors in interest or assigns).

**Witnesseth;** That the Grantors, for and in consideration of the sum of Ten Dollars, and other good and valuable considerations to them in hand paid by the Grantees, the receipt whereof is hereby acknowledged, have given, granted, bargained, sold and conveyed, and by these presents do give, grant, bargain, sell, convey and confirm unto the Grantees their heirs and/or successors and assigns (subject, however, to any conditions, restrictions, limitations, reservations or exceptions appearing after the description below), the following particularly described real estate, located in Buncombe County, North Carolina, to-wit:

BEGINNING at a stake in the West margin of Maplewood Road, formerly known as Escambia Road, said stake being the Southeast corner of Lot #84 of the plat hereinafter referred to, and running thence with the West margin of said Road, South 24 deg. 38' west 97.9 feet to a stake; thence running to the right on a radius of 20 feet, a distance of 45.1 feet to a stake in the North margin of Grovewood Road; thence with the North margin of Grovewood Road as it curves a distance of 104.9 feet to a stake, the West or Northwest corner of Lot 83; thence leaving said Road, North 15 deg. 38' west with the line of Lot 83, 75 feet to a stake at the Southwest corner of Lot #84; thence with the South line of Lot 84, South 60 deg. 17' East 134.7 feet to the BEGINNING. Being all of Lot 83, of Block 1, of Griffing's Kimberly Heights, plat of which is recorded in the Buncombe County, N. C. Register's office in Plat Book 14, at page 5. And also being the same property which was conveyed to Wilson Dvorak and wife, by George W. Beverly and wife, by deed dated December 29th, 1952 and recorded in said Register's office in Deed Book 727, at page 241.

There is also hereby conveyed, the following personal property located in the house on said premises known as No. 2 Maplewood Road, Asheville, N. C., to-wit: the drapes in the livingroom and dining-room, all wall-to-wall carpets, the table and chairs in the kitchen, the fireplace screen and accessories in the livingroom, and the stove and refrigerator.

**To Have and to Hold** the above described land and premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantees, their heirs and/or successors and assigns forever.

And the Grantors covenant to and with the Grantees, their heirs and/or successors and assigns, that the Grantors are lawfully seised in fee simple of said land and premises, and have full right and power to convey the same to the Grantees in fee simple, and that said land and premises are free from any and all encumbrances (with the exceptions above stated, if any), and that they will and their heirs, executors, administrators and/or successors shall forever warrant and defend the title to the said land and premises, with the appurtenances, unto the Grantees, their heirs and/or successors and assigns, against the lawful claims of all persons whomsoever.

**In Witness Whereof**, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

(SEAL) 255-6 Wilson Dvorak (SEAL)  
Wilson Dvorak  
(SEAL) \_\_\_\_\_ (SEAL)  
(SEAL) 255-6 Lenore Dvorak (SEAL)  
Lenore Dvorak  
(SEAL) \_\_\_\_\_ (SEAL)  
(SEAL) \_\_\_\_\_ (SEAL)  
(SEAL) \_\_\_\_\_ (SEAL)  
(SEAL) \_\_\_\_\_ (SEAL)

State of North Carolina, County of Buncombe

I, \_\_\_\_\_  
personally appeared before me this day and acknowledged the  
Witness my hand and Notarial Seal, this \_\_\_\_\_

0181914  
STATE OF NORTH CAROLINA  
DEC 10 '70  
PB 10704  
12/10/70  
Real Estate  
Exhibit Tax  
24.50  
Notary Public

My commission expires: \_\_\_\_\_, Notary Public.

State of VIRGINIA, County of ~~FAIRFAX~~ OF ARLINGTON,  
I, D. M. Burns, a Notary Public of said State and County, do hereby certify that

WILSON DVORAK and wife, LENORE DVORAK,  
personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and Notarial Seal, this 7<sup>th</sup> day of December  
My commission expires: April 8, 1973 D. M. Burns Notary Public.

State of North Carolina, County of Buncombe  
Each of the foregoing certificates, namely of D. M. Burns

a notary or Notaries public of the State and County designated is certified to be correct.  
This 10 day of December, 1970

Filed for registration on the 10 day of December, 1970 at 3:50 P.M.  
WILLIAM E. DIGGES  
Register of Deeds, Buncombe County  
By: Peggy M. Hallett Deputy  
WILLIAM E. DIGGES  
Register of Deeds, Buncombe County  
By: Peggy M. Hallett Deputy