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GL



Doc ID: 026786620003 Type: GRP
 Recorded: 08/15/2014 at 11:45:39 AM
 Fee Amt: \$1,561.00 Page 1 of 3
 Revenue Tax: \$1,535.00
 Workflow# 0000232333-0001
 Buncombe County, NC
 Drew Reisinger Register of Deeds
 BK 5234 PG 1431-1433

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1,535.00

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

Mail/Box to: Roberts & Stevens, P.A., BB&T Building, Suite 1100, One West Pack Square - Box 39

This instrument was prepared by: Peltz Law Firm, PLLC, 7 Orchard St. Suite 100, Asheville, NC 28801

Brief description for the Index: EW GROVE'S KIMBERLY LANDS

THIS DEED made this 15th day of August, 2014 by and between

GRANTOR	GRANTEE
Michael Posey and Sonia Santana, husband and wife Address: 50 Craftsman Circle Asheville, NC 28805	Neil C. Leach and Damaris Etta Leach, husband and wife 76 Kimberly Avenue Asheville, NC 28804

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. This instrument prepared by Jason M. Peltz, a licensed NC attorney. Delinquent taxes, if any, are to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. This instrument was prepared by the law firm of Peltz Law Firm, PLLC without review or examination of title to the herein described property and no opinions or representations are being made either express or implied by said law firm or its attorneys.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3986 page 265

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

A map showing the above described property is recorded in Plat Book 2 page 74.

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: easements, restrictions and rights of way of record and current year ad valorem taxes.

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

By: _____ (Entity Name) _____ Print/Type Name: Michael Posey (SEAL)

Print/Type Name & Title: _____ Print/Type Name: Sonia Santana (SEAL)

By: _____ Print/Type Name: _____ (SEAL)

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

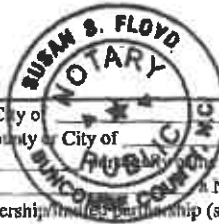
By: _____ Print/Type Name: _____ (SEAL)

Print/Type Name & Title: _____ Print/Type 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 Michael Posey and Sonia Santana 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 15th day of August, 2014.

My Commission Expires: 04-24-2019
(Affix Seal)



Susan S. Floyd
Susan S. Floyd 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 _____ of _____ a North Carolina or _____ corporation/limited liability company/general partnership/limited liability partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

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: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

EXHIBIT "A"

LYING IN BUNCOMBE COUNTY, NORTH CAROLINA

Parcel One:

BEING ALL of Lot 7 as shown on that plat entitled "Block A, E. W. Grove's Kimberly Land" recorded in Plat Book 2, at Page 74 of the Buncombe County, NC Register's Office, reference to which Plat is hereby made for a more particular description of said Lot.

Parcel Two:

All of Grantor's right, title and interest in and to the following described parcel:

BEGINNING at a 3/4 inch iron pipe found at the southwestern corner of Lot 7 as shown on that plat recorded in Plat Book 2, at Page 74 of the Buncombe County, NC Register's Office, said Lot 7 being Parcel One described herein, and run thence North 78° 44' 38" West 6.11 feet to a 5/8 inch rebar found in the eastern line of that property now or formerly owned by Daniel and Margaret Cogswell as described in deed recorded in Record Book 2599, at Page 719 of the Buncombe County, NC Register's Office; thence with said Cogswell line and continuing with the eastern line of that property now or formerly owned by Raymond and Leah Greenberg as described in deed recorded in Record Book 3684, at Page 550 of the Buncombe County, NC Register's Office, North 15° 11' 46" East 90.33 feet to a 5/8 inch rebar found; thence leaving said Greenberg line South 79° 05' 00" East 6.11 feet to the northwest corner of said Lot 7; thence with the western line of Lot 7 South 15° 11' 46" West 90.37 feet to the place and point of BEGINNING; containing 0.01 acres, more or less, as shown as "Part 6' Strip" on that survey for Michael Posey dated April 7, 2005 bearing Drawing File Number S-0504-037 prepared by Freemann Land Surveying, PLLC; said survey incorporated herein and referred to for a more particular description of said property.

Parcel Two described herein is conveyed without the warranties described herein, said warranties being applicable to Parcel One only.

AND BEING all of that property described in that deed recorded in Book 3986, at Page 265 in the Office of the Register of Deeds for Buncombe County, North Carolina.

TOGETHER WITH AND SUBJECT TO easements, rights of way and conditions, covenants and restrictions that apply to the property described above.

(14-04) (Leach)

The above Parcels 1 and 2 being the same property shown on Boundary and Topographic Survey for Neal and D'Etta Leach dated July 17, 2014, by Blackrock Surveying and Land Design, P.C., Job No. 14-100.