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Recorded: 07/17/2006 at 01:54:50 PM
Fee Amt: \$520.00 Page 1 of 3
Excise Tax: \$500.00
Workflow# 2044649
Buncombe County, NC
Otto W. DeBruhl Register of Deeds
BK **4254** PG **414-416**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 500.00

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

Mail/Box to: Cogburn Goosmann Brazil & Rose PA, P.O. Box 7436, Asheville, NC 28802 BOX 81

This instrument was prepared by: Cogburn Goosmann Brazil & Rose, PA (06-2937)(JRR/car) *OH*

Brief description for the Index: _____

THIS DEED made this 14th day of July, 2006, by and between

GRANTOR	GRANTEE
Andrew A. Strauss, Successor Trustee of the Mary Craig Davis Living Trust, dated April 8, 1998, as restated October 29, 2003	Mollie B. McGirt 460 Crowfields Drive Asheville, NC 28803
	<i>WBM</i>

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 _____

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: Easements, restrictions, rights of way of record and any utility lines in existence over or under the subject property. Ad valorem 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) Andrew A. Strauss, Successor Trustee (SEAL)

By: _____ (SEAL)
Title: _____

By: _____ (SEAL)
Title: _____

By: _____ (SEAL)
Title: _____

State of North Carolina - County of Buncombe
I, the undersigned Notary Public of the County and State aforesaid, certify that Andrew A. Strauss, Successor Trustee of the Mary Craig Davis Living Trust, dated 4/8/1998, as restated 10/29/03 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 14th day of July, 2006

My Commission Expires: 4-18-2011

John R. Rose
Notary Public
Buncombe County, NC

John R. Rose
Notary Public

State of North Carolina - County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that _____ of _____ 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 _____ day of _____, 20__.

My Commission Expires: _____
Notary Public

State of North Carolina - County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____
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.

Register of Deeds for _____ County
By: _____ Deputy/Assistant - Register of Deeds

NC Bar Association Form No. L-3 © 1976, Revised © 1977, 2002
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EXHIBIT A

Being all of **Unit 1, Cluster B-B of Crowfields Condominiums** as set forth and described in the Declaration of Condominium, recorded in **Deed Book 1264 at Page 407**, and all amendments thereto of record, in the Buncombe County, NC Register's Office and as shown on that Plat recorded in **Plat Book 45 at Page 142** of the Buncombe County, NC Register's Office; reference to said Declaration, amendment(s) and Plat are hereby made for a more particular description of said Unit.

Together with and subject to restrictive covenants of record, including but not limited to the above-referenced **Declaration** recorded in **Book 1264 at Page 407**, and all amendments thereto, in the Buncombe County, NC Register's Office.

Together with that undivided interest in and to the common areas and facilities which are attributable to such Unit.

Together with and subject to the benefits and burdens of any and all easements, restrictions, reservations, terms, conditions, rights and other matters as set forth in the above-referenced Declaration, and all amendments thereto, and as shown on the above-referenced Plat.

And being all of that property described in deed recorded in **Book 3675 at Page 152** of the Buncombe County, NC Register's Office.

06-2937