



Doc ID: 026301070003 Type: CRP  
Recorded: 04/30/2014 at 01:46:44 PM  
Fee Amt: \$542.00 Page 1 of 3  
Revenue Tax: \$518.00  
Workflow# 0000216682-0003  
Buncombe County, NC  
Drew Reisinger Register of Deeds  
BK 5204 PG 287-289

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 516.00

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., (14-0983 VHC/ib)

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 30th day of April, 2014 by and between

GRANTOR

Natalie F. Leffert Declaration of Trust dated August 20, 1990 and amended June 8, 1995 and further amended April 23, 2003  
7260 Tantallon Court  
Sarasota, FL 34238

GRANTEE

Gwenda E. Ledbetter  
539 Crowfields Lane  
Asheville, NC 28803



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 \_\_\_\_\_ Township, Buncombe County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

This instrument was prepared by Veronica H. Colvard, a licensed NC attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4826 page 1465

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 40 page 149

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 utility lines readily apparent and 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.

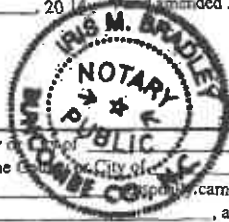
By: \_\_\_\_\_ (Entity Name) Natalie F. Leffert Trustee (SEAL)  
 Print/Type Name: Natalie F. Leffert, Trustee of the Natalie F. Leffert Declaration of Trust dated August 20, 1990 and amended June 8, 1995 and (SEAL)  
 August 20, 1990 and amended June 8, 1995 and (SEAL)  
 Print/Type Name: further amended April 23, 2003

By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (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 Natalie F. Leffert, Trustee of the Natalie F. Leffert Declaration of Trust dated August 20, 1990 \*\*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 24th day of April, 2014, amended June 8, 1995 and further amended April 23, 2003

My Commission Expires: July 23, 2014  
 (Affix Seal) Irish M. Bradley 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 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: \_\_\_\_\_ Notary Public  
 (Affix Seal) 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

Being all of **Unit 4, Cluster O of Crowfields Condominium** as set forth and described in the **Declaration of Condominium** recorded in **Deed Book 1135, at Page 251**, as amended and as shown on that plans recorded in **Unit Ownership File 16A**, and as shown on that Plat entitled **Clusters "O", "P" and "Q", Crowfields Condominium** recorded in **Plat Book 40, at Page 149**, all of the Buncombe County, NC Register's Office; reference to which Declaration, Amendment(s), Plans and Plat are hereby made for a more particular description of said Unit.

The above-described Unit is conveyed together with that undivided interest in and to the common areas and facilities which is attributable to such Unit.

The above described Property is conveyed together with and subject to those easements and rights of way shown on the above-referenced Declaration and Plans and on that Plat recorded in **Plat Book 40, at Page 149** of the Buncombe County, NC Register's Office.

The above-described Property is all of that property conveyed in that deed recorded in Record Book 4826, at Page 1465 of the Buncombe County, NC Register's Office.

