

Type: CONSOLIDATED REAL PROPERTY
 Recorded: 9/23/2019 1:58:00 PM
 Fee Amt: \$1,226.00 Page 1 of 3
 Revenue Tax: \$1,200.00
 Buncombe County, NC
 Drew Reisinger Register of Deeds

BK 5813 PG 1344 - 1346

There are no delinquent taxes that are a lien
 the parcel(s) described in the deed which the
 Buncombe County Tax Collector is charged
 with collecting.

09-23-2019

Date

Maydon Walker

Deputy Tax Collector

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1,200.00

Parcel No. 9648-38-4812-C0304

Prepared by: The Brock Law Firm, PLLC, Annika M. Brock, a licensed NC attorney (Box 27)

Return to: Goosmann Rose Colvard & Cramer, P.A. (Box 81)

Brief description for the Index: 100 Coxe Avenue, Suite 304, Asheville, NC 28801

THIS DEED made this 20th day of September, 2019, by and between

GRANTOR	GRANTEE
JAMES J. GARLAND, JR., and wife, RENATA GARLAND 12 King William Court Raleigh, NC 27613	ASHLEY R. KEITH 100 Coxe Avenue, Unit 304 Asheville, NC 28804

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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in the City of Asheville, Buncombe County, North Carolina and more particularly described as follows (the "Property"):

**SEE EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN BY THIS
 REFERENCE.**

This instrument prepared by Annika M. Brock 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 was acquired by Grantor by instrument recorded in Book 5488, Page 25, Buncombe County Registry.

The Property does include the primary residence of Grantor.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with Grantee, that Grantor is seized of the Property 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:

Utilities physically located on the Property, ad valorem taxes for the current year and subsequent years, easements and restrictions of record.

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

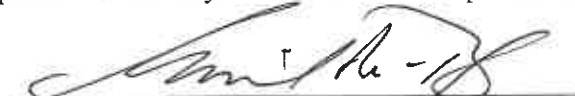
 (SEAL)
James J. Garland, Jr.

 (SEAL)
Renata Garland

**STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE**

I, the undersigned notary public of the aforesaid jurisdiction, certify that James J. Garland, Jr. and Renata Garland personally appeared before me this day and, having produced adequate proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 20th day of September, 2019.

My Commission Expires: 11-10-23


(Notary Public)

Print Name: Annika M. Brock

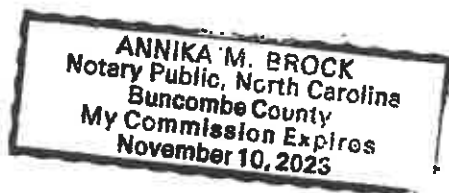


Exhibit A

Being all of **Unit 304 of Sawyer Motor Building Condominium** as described in that **Declaration of Condominium** recorded in **Record Book 2822, at Page 464**, as amended in Record Book 2832, at Page 269, and any further amendments thereto, as shown on those Plans recorded in **Unit Ownership File 348**, and as shown on that plat recorded in **Plat Book 89, at Page 118** all of the Buncombe County, NC Register's Office; reference to said Declaration, Amendment, Plans and Plat being made for a more particular description of said Unit.

The above described Unit is conveyed together with such undivided interest in and to the common elements and facilities which is attributable to the said Units as set for in the Declaration and First Amendment referenced above.

The above described Unit is conveyed together with and subject to easements, restrictions and rights of way of record and as referenced in the Declaration, Amendment, Plans and as shown on that plat recorded in Plat Book 89, at Page 118 of the Buncombe County, NC Register's Office.

The above-described property being all of that property conveyed in that deed recorded in Record Book 5488, at Page 25 of the Buncombe County, NC Register's Office.