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Recorded: 07/06/2018 at 04:37:52 PM
Fee Amt: \$526.00 Page 1 of 3
Revenue Tax: \$500.00
Workflow# 0000476036-0001
Buncombe County, NC
Drew Reisinger Register of Deeds
BK 5680 PG 1837-1839

CA ✓

Excise Tax \$500.00 Recording Time, Book and Page
Tax Map No. Parcel Identifier No. 9679-90-0385-00000

✓ Mail after recording to **Goosmann Rose Colvard & Cramer, P.A., Box 81**
This instrument was prepared by **William H. Christy, Attorney**, a licensed North Carolina attorney. Delinquent taxes, if any, are to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. This deed was prepared at the request of the Grantor based upon information provided by the Grantor, and without title examination, survey, or verification of property description.

**NORTH CAROLINA
GENERAL WARRANTY DEED**

THIS DEED made this 3rd day of July, 2018, by and between

GRANTOR

D.A. FIORE CONSTRUCTION SERVICES, INC., a N.C. Corporation
a/k/a **D.A. FIORE CONSTRUCTION, INC.**
124 Hillside Drive
Swannanoa, NC 28778

GRANTEE

ROBIN BAKER HOWSE and FELIX JEAN CLICK, Married to
each other 50 Bartlett Mountain Road
Asheville, NC 28805

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 _____, Swannanoa Township, Buncombe County, North Carolina, and more particularly described as follows:

SEE ATTACHED DESCRIPTION

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5615, Page 95.

A map showing the above described property is recorded in Plat Book 188, Page 39.

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 whomever except for the exceptions hereinafter stated.

Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any, ad valorem taxes for the current year and subsequent years, and any local, county, state, or federal laws, ordinances, or regulations relating to zoning, environment, subdivision, occupancy, use, construction, or development of the subject property, including existing violations of said laws, ordinances, or regulations.

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.

D.A. FIORE CONSTRUCTION SERVICES, INC.

BY: [Signature] (SEAL)
DANIEL A. FIORE, President

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

Personally appeared before me this day, the said DANIEL A. FIORE, known to me personally or who produced satisfactory evidence of his identity in the form of a driver's license, and who acknowledged that he voluntarily executed the foregoing instrument for the purposes stated therein and that he is President of D.A. FIORE CONSTRUCTION SERVICES, INC., a N.C. corporation, and that he, as President, being authorized to do so, executed the foregoing on behalf of the corporation.

This the 3rd day of July, 2018.

[Signature]
Notary Public

My commission expires: 12/02/2020

BARRETT W. MCFATTER
NOTARY PUBLIC
Buncombe County
North Carolina
My Commission Expires 12-02-2020

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Exhibit A

Being all of Lot 3 as shown on that plat recorded in Plat Book 188, at Page 39 of the Buncombe County, NC Register's Office; reference to which Plat is hereby made for a more particular description of said Property.

The above-described Property is being conveyed subject to the right of way as shown as that "Area of Drive Easement for Benefit of Lots 2 & 3" over Lots 1 and 2 on that plat recorded in Plat Book 188, at Page 39 of said Buncombe County, NC Register's Office.

The above-described Property is further conveyed together with and subject to a shared driveway that is shared with Lot 2 as shown on that plat recorded in Plat Book 188, at Page 39 of said Buncombe County, NC Register's Office and being more particularly described as that "Area of Drive Easement for Benefit of Lots 2 & 3" of said Plat. The Grantor and Grantee herein, for themselves, their heirs, successors and assigns hereby covenant and agree that the owners of said Lots 2 and 3 of said Plat Book 188, at Page 39 of said Buncombe County, NC Register's Office shall share the maintenance of said shared driveway in an all weather condition on a prorata basis.

The above-described property being portion of that property conveyed in that deed recorded in Record Book 5615, at Page 95 of the Buncombe County, NC Register's Office.

RBH
FJL