

Type: CONSOLIDATED REAL PROPERTY
Recorded: 5/10/2024 1:47:15 PM
Fee Amt: \$26.00 Page 1 of 3
Revenue Tax: \$0.00
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 6406 PG 1834 - 1836

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.

05-10-2024
Date

[Signature]
Deputy Tax Collector

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00

Parcel Identifier No. 0609-91-7291-00000

Mail/Box to: Begley Law Firm, PA
This instrument was prepared by: Wm. Michael Begley, Begley Law Firm, PA, a licensed North Carolina attorney. This instrument was prepared without examination of title and no opinions or representations are being made, either express or implied, by the preparer.
Brief description for the Index:

THIS DEED made this 10th day of May, 2024, by and between

GRANTOR	GRANTEE
Samuel Elliott Drummond and spouse, Mary Elizabeth Drummond 408 Blue Ridge Road Black Mountain, NC 28711,	Samuel Elliott Drummond and spouse, Mary Elizabeth Drummond 408 Blue Ridge Road Black Mountain, NC 28711

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 Black Mountain, Buncombe County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto entitled "Description", which is hereby incorporated by reference as if set forth herein verbatim.

The purpose of this conveyance is to create a tenancy by the entirety in the ownership by the Grantees of the property herein described.

submitted electronically by "Begley Law Firm, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Buncombe County Register of Deeds.


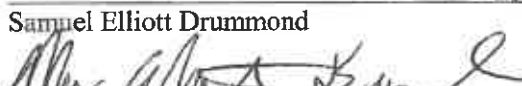
The property hereinbefore described was acquired by Grantor by instrument recorded in Book 6283, Page 1836.

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

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.

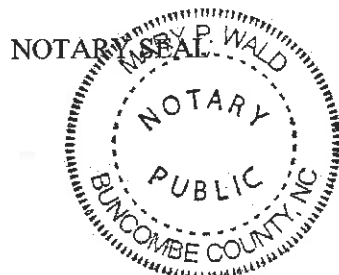
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: Easements, restrictions, rights of way of record, ordinances or regulations of the Town of Black Mountain and Buncombe County related to zoning, subdivision, occupancy, use, construction or development, and that Deed of Trust dated July 14, 2023 to Philip A. Glass, Trustee, and State Employees' Credit Union, Beneficiary, recorded in the Buncombe County, N.C. Registry in Book 6336, Page 1230, which said Deed of Trust and the Note thereby secured, the Grantees herein expressly assume and agree to pay according to the terms and provisions thereof.. The Grantor further warrants that restrictions, if any, have not been materially violated and do not affect the value of the subject property; that any labor or material furnished to the subject property within 120 days prior to the date of this Deed have been paid; and that, upon delivery of this Deed, no tenant or any person other than the Grantee herein will have any right to use or possess the subject property.

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

 (SEAL)
Samuel Elliott Drummond
 (SEAL)
Mary Elizabeth Drummond

State of North Carolina - County of Buncombe

I, the undersigned Notary Public of the County and State aforesaid, certify that Samuel Elliott Drummond and spouse, Mary Elizabeth Drummond, who are known to me or proved to me on the basis of satisfactory evidence to be the persons described, 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 10th day of May, 2024.





Notary Public
My Commission Expires: February 28, 2025

EXHIBIT A

DESCRIPTION

BEGINNING at an iron pin found on the southwestern corner of the property described in Book 4132, Page 995 and the southeastern corner of the property described in Book 4898, Page 932, Buncombe County, N.C. Registry, said iron pin being in the northern margin of Blue Ridge Road; thence running with the northern margin of said Road and with the southern margin of the property described in Book 4898, Page 932, North 88 deg. 03' 03" West 96.55 feet to an iron pin found; thence leaving the said Road and running North 16 deg. 40' 45" East 146.21 feet to a #4 rebar found; thence South 87 deg. 46' 37" East 96.39 feet to a #4 rebar found in the western boundary of the property described in Book 4132, Page 995; thence South 16 deg. 39' 53" West 145.72 feet to the point and place of BEGINNING. Containing 0.313 acres, more or less, as shown on a survey entitled "Survey for Angela Drummond and husband, Wayne Drummond", prepared by John M. Stollery, P.L.S., dated January 30, 2012.