

Type: CONSOLIDATED REAL PROPERTY
Recorded: 3/14/2022 8:54:03 AM
Fee Amt: \$26.00 Page 1 of 4
Revenue Tax: \$0.00
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 6195 PG 313 - 316

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.

03-14-2022

Date

Paul A. Brainerd
Deputy Tax Collector

Excise Tax 0.00

NO MONETARY CONSIDERATION

PAID FOR THIS TRANSACTION

NCGS 105-228.29 (6)

PREPARED BY:

REGINALD HARRION, BAR NO. 58498

O/B/O BC LAW FIRM, P.A.

1803 S KANNER HWY

STUART, FL 34994

RECORDATION REQUESTED BY/RETURN TO:

THE SILK COMPANIES

300 CENTERVILLE ROAD, SUITE 304

WARWICK, RI 02886

FOR RECORDER'S USE ONLY

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 25 day of FEBRUARY, 2022, by
first party **RICHARD L. WALTON AND WIFE, NANCY D. WALTON, WHO TOOK TITLE AS
HUSBAND AND WIFE**, whose mailing address is 168 CAROLINA BLUEBIRD LOOP, ARDEN, NC
28704 to second party, **NANCY D. WALTON, AN UNMARRIED WOMAN**, whose mailing address is
168 CAROLINA BLUEBIRD LOOP, ARDEN, NC 28704.

WITNESSETH, That said first party, for good consideration paid by the said second party, the receipt
whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party
forever, all the right, title, interest and claim which the said first party has in and to the following
described parcel of land; and improvements and appurtenances thereto in the City of ARDEN, County of
BUNCOMBE, State of NORTH CAROLINA to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

APN: 9634-39-6736-00000

Property Address: 168 CAROLINA BLUEBIRD LOOP, ARDEN, NC 28704

Pursuant to NCGS 105-317.2, the parties certify that the property herein described ~~does~~ does not
include the primary residence of the grantor(s).

Submitted electronically by "Silk Title & Escrow LLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Buncombe County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land with all of the privileges and appurtenances thereunto belonging unto the said Grantee, and the Grantee's heirs and assigns, free and discharged from all right, title, claim or interest of the said Grantor or anyone claiming under said Grantor.

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.

IN TESTIMONY WHEREOF, the said Grantor has hereunto set their hands, this the day and year first above written.

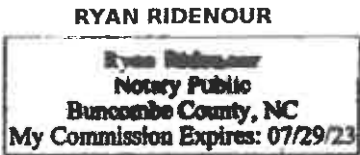
Richard L. Walton
RICHARD L. WALTON

STATE OF NORTH CAROLINA }
COUNTY OF Buncombe } SS.

I, Ryan Ridenour a Notary Public for said County and State, do hereby certify that **RICHARD L. WALTON**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 25th day of Feb. 2023

(Official Seal)



Ryan Ridenour
Notary Public
My Commission Expires: 07-29-23

LEGAL DESCRIPTION

EXHIBIT "A"

THE PROPERTY DESCRIBED AS FOLLOWS (INTENDING TO AND INCLUDING ALL APPURTENANCES THERETO):

LYING IN AVERY CREEK TOWNSHIP, BUNCOMBE COUNTY, NORTH CAROLINA, AND BEING ALL OF LOT 9, OF "PHASE ONE-A, ASHLEY WOODS SUBDIVISION" AS SHOWN ON PLAT THEREOF AS RECORDED IN BOOK 80, AT PAGE 113 OF THE BUNCOMBE COUNTY, NC REGISTER'S OFFICE, REFERENCE TO WHICH PLAT IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID LOT.

SUBJECT TO THE RESTRICTIVE COVENANTS AND WAIVER AND MODIFICATION OF SET BACK REQUIREMENTS RECORDED IN BOOK 4135, PAGE 1541, BUNCOMBE COUNTY, NC REGISTRY.

BEING THE IDENTICAL PROPERTY DESCRIBED IN THE DEED RECORDED IN BOOK 4509 AT PAGE 1783, BUNCOMBE COUNTY, NC REGISTRY.

EXCEPT FOR THE FOLLOWING: EASEMENTS AND RIGHTS OF WAY OF RECORD OR IN PLACE, RESTRICTIVE COVENANTS OF RECORD, THE USE PROVISIONS OF ANY GOVERNMENTAL ORDINANCE AFFECTING THE ABOVE AND TAXES FOR THE CURRENT YEAR.

IN TESTIMONY WHEREOF, the said Grantor has hereunto set their hands, this the day and year first above written.

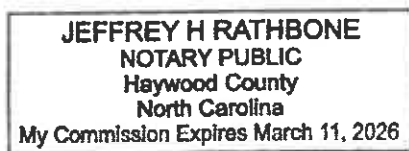
Nancy D. Walton
NANCY D. WALTON

STATE OF NORTH CAROLINA
COUNTY OF Brunswick } SS.

I, Jeffrey H. Rathbone, a Notary Public for said County and State, do hereby certify that NANCY D. WALTON, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 9th day of MARCH, 2022

(Official Seal)



Jeffrey H. Rathbone
Notary Public
My Commission Expires: 03/11/2026

The Foregoing Certificate(s) of

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time in the Book and Page shown on the first page hereof.

By _____ REGISTER OF DEEDS FOR _____ COUNTY
Deputy/Assistant-Register of Deeds

Type: CONSOLIDATED REAL PROPERTY
 Recorded: 10/29/2015 3:48:04 PM
 Fee Amt: \$686.00 Page 1 of 2
 Revenue Tax: \$660.00
 Buncombe County, NC
 Drew Reisinger Register of Deeds

BK 5367 PG 1893 - 1894

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.

10-29-2015

Date


 Deputy Tax Collector

NORTH CAROLINA GENERAL WARRANTY DEED

Revenue Stamp: \$660.00

Return to: Lancaster Law Firm, PLLC Box # _____

Property Situs: 168 Carolina Bluebird Loop
 PIN: 9634-39-6736-00000

This instrument is prepared by Mark C. Martin, 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. The Preparer is informed that the property conveyed does not include the primary residence of Grantor. No title examination performed by preparer.

This North Carolina General Warranty Deed is made as of this 29th day of October, 2015, by and between Marie Ann Close, Trustee of the Close Revocable Trust dated May 24, 2000, Grantor, whose address is, 31 Helen Holcombe Way, Candler, NC 28715 ; and Richard L. Walton and wife, Nancy D. Walton, husband and wife, Grantee. Grantee's address is 168 Carolina Bluebird Loop, Arden, NC 28704. 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.

The Grantor, for valuable consideration received from Grantee, conveys to Grantee, in fee simple (unless otherwise stated below), the property described as follows (intending to and including all appurtenances thereto):

Lying in Avery Creek Township, Buncombe County, North Carolina, and being all of Lot 9, of "Phase One-A, Ashley Woods Subdivision" as shown on plat thereof as recorded in Book 80, at Page 113 of the Buncombe County, NC Register's Office, reference to which Plat is hereby made for a more particular description of said Lot.

Subject to the Restrictive Covenants and Waiver and Modification of Set Back Requirements recorded in Book 4135, Page 1541, Buncombe County, NC Registry.

Being the identical property described in the deed recorded in Book 4509 at Page 1783, Buncombe County, NC Registry.

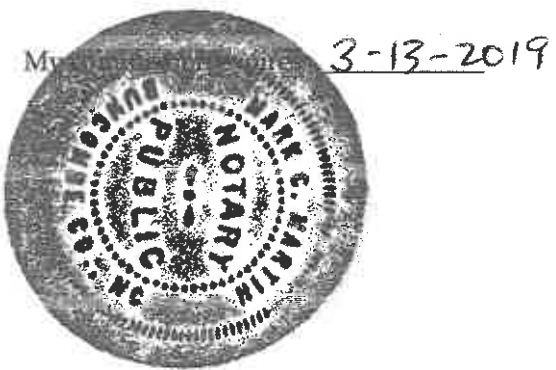
Daniel Thomas Close, Co-Trustee of the Close Revocable Trust dated May 24, 2000 died May 20, 2011, a resident of Limerick, PA. Pursuant to the terms of the Declaration of Trust, upon the death of a Co-Trustee, the surviving Co-Trustee, who is in this instance Marie Ann Close becomes the primary trustee of the Trust with full power and authority to deal with any and all of the assets of the Trust.

And the Grantor covenants with the 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, other than as stated herein, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, except for the following: Easements and rights of way of record or in place, restrictive covenants of record, the use provisions of any governmental ordinance affecting the above and taxes for the current year.

Marie Ann Close
Marie Ann Close, Trustee of the Close Revocable
Trust dated May 24, 2000

STATE OF NORTH CAROLINA - COUNTY OF BUNCOMBE

I, a Notary Public of said State and County, certify that Marie Ann Close, Trustee of the Close Revocable Trust dated May 24, 2000, Grantor, personally known to me, personally appeared before me this 29th day of October, 2015, and acknowledged the voluntary execution of the foregoing instrument for the purposes expressed therein.



Mark C. Martin
Notary Public
Print Name: Mark C. Martin