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Recorded: 08/14/2018 at 04:30:12 PM  
Fee Amt: \$676.00 Page 1 of 3  
Revenue Tax: \$650.00  
Workflow# 0000482401-0001  
Buncombe County, NC  
Drew Reisinger Register of Deeds  
BK **5693** PG **188-190**

DM

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$650.00

Parcel Identification No. 9638-66-6029-00000Mail/Box to: Worley & Peltz, PLLC, 42 Orchard Street, Asheville, NC 28801 SoX 9a  
This instrument was prepared by: Worley & Peltz, PLLC, 42 Orchard Street, Asheville, NC 28801

Brief description for the Index:

THIS DEED made this 14 day of August, 2018 by and between:

## GRANTORS

Frank Brantley Kovacs and Stefanie Schneider  
Kovacs AKA/FKA Stefanie Eileen Schneider,  
married to each other  
56 Tremont Street  
Asheville, NC 28806

## GRANTEE

Hannah Elizabeth Dietz, unmarried  
56 Tremont Street  
Asheville, NC 28806

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 and sufficiency 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 parcel of land situated in Buncombe County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein. This instrument prepared by Jason M. Peltz, a licensed NC attorney. Delinquent taxes, if any, are to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

The property described in Exhibit "A" attached hereto was acquired by Grantor by Instrument recorded in Book 3309, at Page 522.

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

A map showing the above described property is recorded in Plat Book 8, at Page 522.

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 lawful claims of all persons whomsoever other than the following exceptions: easements, restrictions and rights of way appurtenant to the property conveyed hereby and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has executed this instrument, the day and year first above written.

 (SEAL)  
Frank Brantley Kovacs

 (SEAL)  
Stefanie Schneider Kovacs AKA/FKA Stefanie Eileen Schneider

STATE OF NORTH CAROLINA  
COUNTY OF BUNCOMBE

I, a Notary Public, certify that Frank Brantley Kovacs and Stefanie Schneider Kovacs AKA/FKA Stefanie Eileen Schneider, personally appeared before me this day, and (I have personal knowledge of their identity) (I have seen satisfactory evidence of their identity by a current state identification with their photograph in the form of a NCID); acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein in the capacity indicated.

Witness my hand and official stamp or seal, this 14 day of August, 2018.

Notary Public Printed Name:   
Patricia Fesperman Anson

(Notarial Stamp or Seal)

My commission expires: 1/26/21

PATRICIA FESPERMAN ANSON  
NOTARY PUBLIC, NORTH CAROLINA  
BUNCOMBE COUNTY  
MY COMMISSION EXPIRES  
JANUARY 26, 2021

## EXHIBIT "A"

## LYING IN BUNCOMBE COUNTY, NORTH CAROLINA

**BEGINNING** at an iron stake in the Western margin of Tremont Street, said stake standing 157.5 feet in a Northern direction along said margin of said street from the intersection of the Northern margin of Ezell Street (formerly Glendale Avenue); and runs thence from said established beginning point North 84 degrees, West 224.8 feet to a stake; thence North 18 degrees, East 58.3 feet to a stake; thence South 84 degrees, East 210.6 feet to a mark on the pavement in the Western margin of Tremont Street; thence with said margin of said Tremont Street South 03 degrees, 45 minutes, West 57 feet to the point of **BEGINNING**.

AND BEING all of that property described in that deed recorded in Book 3309, at Page 522, in the Office of the Register of Deeds for Buncombe County, North Carolina.

TOGETHER WITH AND SUBJECT TO all easements, rights of way, conditions, covenants and restrictions appurtenant to the property described above.

(18-0784 Dietz)

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