

Type: CONSOLIDATED REAL PROPERTY
 Recorded: 6/27/2022 4:10:34 PM
 Fee Amt: \$26.00 Page 1 of 3
 Revenue Tax: \$0.00
 Buncombe County, NC
 Drew Reisinger Register of Deeds

BK 6233 PG 1538 - 1540

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.

06-27-2022
 Date

Michelle Warren
 Deputy Tax Collector

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$0.00

Parcel Identifier No. 9646-84-1666-00000

This instrument was prepared by: Gregory S. Hilderbran of Hilderbran Hitchcock PA, 301 College Street, Suite 110, Asheville, NC 28801. The attorney who prepared this instrument has not researched title to the property herein conveyed and offers no opinion as to title to such property.

This instrument was prepared by Gregory S. Hilderbran, 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 the closing proceeds.

Return After Recording to: Hilderbran Hitchcock PA, 301 College Street Suite 110, Asheville, NC 28801

Brief description for the Index: Lot 5 and Portion of Lot 3 Biltmore Forest Block W

THIS DEED made this 27th day of June 2022, by and between

GRANTOR	GRANTEE
MARY M. POWELL (also known as Mary Elizabeth Powell) 4 Greenwood Road Asheville, NC 28803	JAMES B. POWELL II and wife, MARY M. POWELL (also known as Mary Elizabeth Powell) 4 Greenwood Road Asheville, NC 28803

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, those parcels of land situated in Buncombe County, North Carolina and more particularly

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

described as follows (the "Property"): See Exhibit A attached hereto, which exhibit is incorporated herein by reference.

The Property was acquired by Grantor by that instrument recorded in Book 1939 at Page 672 in the Office of the Register of Deeds for Buncombe County, North Carolina.

A map showing some or all of the Property is recorded in Plat Book 12 at Page 86 in the Office of the Register of Deeds for Buncombe County, North Carolina..

TO HAVE AND TO HOLD the Property 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 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: (a) ad valorem taxes for the year 2022 and all subsequent years, (b) easements, rights-of-way and restrictions of record to the extent valid and enforceable and without re-imposing the same; (c) improvements and utilities that are in place; and (d) any applicable zoning ordinances.

All or a portion of the Property includes the primary residence of the Grantor.

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


 (Seal)
MARY M. POWELL
also known as Mary Elizabeth Powell

**STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE**

I, a notary public of the state and county aforesaid, certify that the following person personally appeared before me this day, and she acknowledged to me that she voluntarily signed the foregoing document for the purposes stated therein and in the capacity indicated: Mary M. Powell (also known as Mary Elizabeth Powell).

Witness my hand and official stamp or seal, this the 27th day of June, 2022.




Notary Public
Print Name: Gregory S. Hilderbran
[Note: Notary Public must sign exactly as on notary seal]
My Commission Expires: March 19, 2027
☞ [NOTARY SEAL] (MUST BE FULLY LEGIBLE)

**Exhibit A
to General Warranty Deed**

TRACT 1

BEING Lot 5 of Block "W" as shown on a plat of Biltmore Forest recorded in Plat Book 12 at Page 86 in the Office of the Register of Deeds for Buncombe County, North Carolina.

TRACT 2

BEGINNING at a stake in the southeast corner of Lot 3 of the block and plat hereinafter referred to, the same also being the northeast corner of Lot 5 of said block and plat, and running thence with the east line of said Lot 3 North 4 deg. 40 Min. East 14 feet to a stake; thence on a new line and parallel with the northern line of said Lot 5 North 85 deg. 20 min. West 75 feet to a stake; thence South 83 deg. 54 min. 20 sec. West approximately 75 feet to a stake; the southwest corner of said Lot 3 in the northern line of said Lot 5; thence with the dividing line between said Lot 3 and said Lot 5 South 85 deg. 20 min. East 148.68 feet to the **BEGINNING**. Being a small portion of Lot 3 of Block "W" as shown on a plat of Biltmore Forest recorded in Plat Book 12 at Page 86 in the Office of the Register of Deeds for Buncombe County, North Carolina

AND ALSO BEING the same parcels of land described in and conveyed by that deed recorded in Book 1939 at Page 672 in the Office of the Register of Deeds for Buncombe County, North Carolina.