

Type: CONSOLIDATED REAL PROPERTY
 Recorded: 8/4/2020 10:08:21 AM
 Fee Amt: \$26.00 Page 1 of 3
 Revenue Tax: \$0.00
 Buncombe County, NC
 Drew Reisinger Register of Deeds

BK 5930 PG 1891 - 1893

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00

Parcel Identifier No. 9616-38-2156
 1002 Coves Pheasant, Biltmore Lake, NC 28715

Mail/Box to: Goosmann Rose Colvard & Cramer, P.A. – Courthouse Box 81

This instrument was prepared by: Goosmann Rose Colvard & Cramer, P.A. (jrr / jrr)

This instrument is prepared by John R. Rose, 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.

This Deed does include the primary residence of the male Grantor

Brief description for the Index: 1002 Coves Pheasant, Biltmore Lake, NC 28715

THIS DEED made this 3 day of Aug, 2020, by and between

GRANTOR

Robert S. Carlton and Dawn K. Carlton
 (married to each other)
 1002 Coves Pheasant
 Biltmore Lake, NC 28715

GRANTEE

Dawn K. Carlton
 1002 Coves Pheasant
 Biltmore Lake, NC 28715

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g., corporation or partnership.

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

Being all of Unit 151 in Biltmore Lake, Block B2, Phase One, shown as Lot 151 on the plat entitled "Phase One, Block B2, at Biltmore Lake" and recorded in Plat Book 84 at Page 194 of the Buncombe County, NC Register's Office.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2966 at page 218.

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

submitted electronically by "Goosmann Rose Colvard & Cramer, PA"
 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 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, utility lines readily apparent and in existence over or under the subject property and ad valorem taxes for the current year.

In Witnesseth Whereof, the Grantor has duly executed the foregoing as of the day and year first above written.

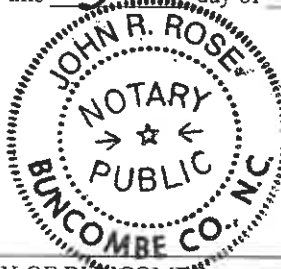
Print/Type Name: **Robert S. Carlton**

Print/Type Name: **Dawn K. Carlton**

STATE OF NORTH CAROLINA, COUNTY OF BUNCOMBE

I, the undersigned Notary Public of the County of Buncombe and State aforesaid, certify that **Robert S. Carlton** 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 3 day of Aug, 2020.

(Notarial Stamp or Seal)

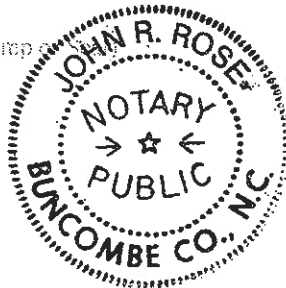


John R. Rose, Notary Public
My Commission Expires: 4-21-21

STATE OF NORTH CAROLINA, COUNTY OF BUNCOMBE

I, the undersigned Notary Public of the County of Buncombe and State aforesaid, certify that **Dawn K. Carlton** 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 3 day of Aug, 2020.

(Notarial Stamp or Seal)



John R. Rose, Notary Public
My Commission Expires: 4-21-21

EXHIBIT A
AGREEMENT AND RELEASE OF MARITAL INTERESTS IN PROPERTY

I, Robert S. Carlton, the undersigned conveying spouse/Grantor, hereby execute this Release of Marital Interests in Property pursuant to N.C.G.S. § 52-10 for the purposes stated herein. I further acknowledge and agree that the purpose of this Deed is to sever any and all claims or interests I, or my estate, may have by deed or through marriage, in that property identified and/or described in the Deed attached hereto, pursuant to N.C.G.S. § 39-7(a), or in the alternative, to transfer ownership pursuant to N.C.G.S. § 39-7(c) and to vest title in the name of the Grantee set forth herein.

I, Robert S. Carlton, the conveying spouse/Grantor, by execution of this Deed do hereby relinquish the following, with respect to or affecting the property identified and described herein: (i) all rights to administer the accepting spouse's/Grantee's estate as provided in N.C.G.S. § 28A-4.1(b); (ii) the right to an elective life estate in the accepting spouse's/Grantee's property under N.C.G.S. § 30-3.1; (iii) the right to renounce from the accepting spouse's/Grantee's will or other succession as provided in N.C.G.S. § 31B-1; (iv) all right of intestate succession to the accepting spouse's/Grantee's estate as provided in N.C.G.S. § 29-14; and (v) the right to a year's allowance in the accepting spouse's/Grantee's estate as provided in N.C.G.S. § 30-15.

I, Robert S. Carlton, further waive the right to a fair and reasonable disclosure of the property and financial obligations of the accepting spouse/Grantee, and further waive any and all defenses or claims of unenforceability of this Deed or the Release contained herein arising pursuant to N.C.G.S. § 30-3.6(b).

It is the intention of the parties hereto that the property identified and described in the Deed attached hereto shall be considered the separate property of the Grantee pursuant to N.C.G.S. § 50-20, *et. seq.*, and that the undersigned, Robert S. Carlton, relinquishes all right, claim, title and interest in said property under the Equitable Distribution Act N.C.G.S. Chapter 50. The Grantee shall henceforth have full and complete authority to convey and encumber the property identified herein, or any portion thereof, without my consent, knowledge, or joinder, pursuant to N.C.G.S. § 39-13.4 and § 39-7(c).

The undersigned conveying spouse/Grantor, Robert S. Carlton, by execution of this Agreement and the undersigned accepting spouse/Grantee, Dawn K. Carlton, by acceptance of this Agreement each acknowledge having had the right and opportunity to obtain separate legal representation as to the consequences and affect of this Agreement. Furthermore, each conveying and accepting spouse agrees and acknowledges that Goosmann Rose Colvard & Cramer, P.A. has not acted as domestic counsel to either party in this transaction.

The conveying spouse/Grantor and the accepting spouse/Grantee herein each acknowledge that this Agreement does not constitute a Separation Agreement, Custody Agreement or serve as any form of Equitable Distribution under North Carolina Law and to accomplish these and other legal domestic ends the conveying spouse/Grantor and the accepting spouse/Grantee agree to contact and/or retain separate domestic counsel to protect and preserve their respective interest.

It is further agreed and understood between the conveying spouse/Grantor and the accepting spouse/Grantee that the only property subject to this Agreement is described in the instrument to which this Agreement is attached.

CONVEYING SPOUSE:

Robert S. Carlton

ACCEPTING SPOUSE:

Dawn K. Carlton

STATE OF NORTH CAROLINA, COUNTY OF BUNCOMBE

I, the undersigned Notary Public of the County of Buncombe and State aforesaid, certify that **Robert S. Carlton**, personally appeared before me this 3 day of Aug and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial Seal or seal this 3 day of Aug, 2020.

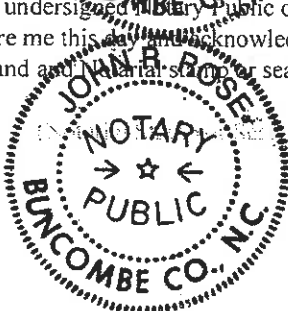


John B. Rose, Notary Public
 My Commission Expires: 4.21.21

STATE OF NORTH CAROLINA, COUNTY OF BUNCOMBE

I, the undersigned Notary Public of the County of Buncombe and State aforesaid, certify that **Dawn K. Carlton**, personally appeared before me this 3 day of Aug and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial Seal or seal this 3 day of Aug, 2020.



John B. Rose, Notary Public
 My Commission Expires: 4.21.21