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Doc ID: 031122900003 Type: CRP
 Recorded: 05/12/2017 at 11:01:28 AM
 Fee Amt: \$676.00 Page 1 of 3
 Revenue Tax: \$650.00
 Workflow# 0000412084-0002
 Buncombe County, NC
 Drew Reisinger Register of Deeds

BK 5548 PG 1338-1340

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 650.00

Parcel Identifier No. 9657-29-2642-00000 Verified by _____ County on the _____ day of _____, 20____
 By: _____

Mail/Box to: Law Offices of Richard J. Maita, P.A., 35A Montford Avenue, Asheville, NC 28801, Box 96

This instrument was prepared by: Goosmann Rose Colvard & Cramer, P.A., (17-1733 GFG/bt) *A*

Brief description for the Index: _____

THIS DEED made this 10th day of May, 2017, by and between

GRANTOR

Stephen T. Bailey, as Trustee of the
 Wendell P. Bailey Family Trust
 208 Dellwood Drive
 Morganton, NC 28655

GRANTEE

Jonathon P. Wangrin and
 Kathlyn J. Wangrin, married to each other
 495 Fairview Road
 Asheville, NC 28803

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, parcel of land or condominium unit situated in the City of Asheville, _____ Township, Buncombe County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference. This instrument was prepared by the law office of Goosmann Rose Colvard & Cramer, P.A. without review or examination of the herein described property and no opinions or representations are being made, either expressed or implied, by said law firm or any of its attorneys. This instrument was prepared by George F. Goosmann, IV., a licensed NC attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5484 page 1860.
 All or a portion of the property herein conveyed X includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 170 page 82.

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.

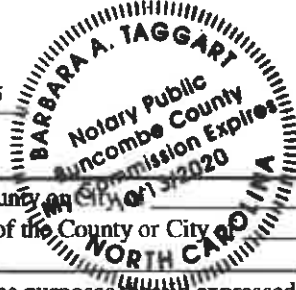
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:
Easements, restrictions, rights of way of record and utility lines readily apparent and in existence over or under the subject property. Ad Valorem taxes for the current year.

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

Wendell P. Bailey Family Trust (SEAL)
By: Stephen T. Bailey (Entity Name) Print/Type Name: _____
Print/Type Name & Title: Stephen T. Bailey, Trustee (SEAL)
By: _____ Print/Type Name: _____
Print/Type Name & Title: _____ (SEAL)
By: _____ Print/Type Name: _____
Print/Type Name & Title: _____ (SEAL)

State of North Carolina - County or City of Buncombe
I, the undersigned Notary Public of the County or City of Buncombe and State aforesaid, certify that Stephen T. Bailey, as Trustee of the Wendell P. Bailey Family Trust 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, 2017.

My Commission Expires: 10-13-2020
(Affix Seal)



Barbara A. Taggart Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ 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 _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

EXHIBIT A

BEING all of **Lot 1** as shown on that plat recorded in **Plat Book 170 at Page 82**, of the Buncombe County, NC Register's Office; reference to which Plat is hereby made for a more particular description of said Lot 1.

BEING a portion of that property described in that deed recorded in **Record Book 5484, at Page 1860** of the Buncombe County, NC Register's Office.

The above described Lot 1 is conveyed together with and subject to a shared driveway that is shared with Lot 2 of the aforesaid Plat Book 170 at Page 82 of said Buncombe County, NC Register's Office. The Grantor and Grantee herein, for themselves, their heirs, successors and assigns hereby covenant and agree that the owners of said Lots 1 and 2 of said Plat Book 170 at Page 82 of said Buncombe County, NC Register's Office shall share the maintenance of said shared driveway in an all weather condition on a prorata basis.

