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RF



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Recorded: 05/03/2021 at 09:51:18 AM
Fee Amt: \$26.00 Page 1 of 3
Revenue Tax: \$0.00
Workflow# 0000693755-0001
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 6059 PG 1252-1254

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 0.00

Parcel Identifier No. 9787-50-9179 Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: Grantee

This instrument was prepared by: Mitchell & Associates Law Firm, PLLC(Prepared w/o the benefit of title examination or tax advice)

Brief description for the Index: LOT 2.460 +/- acres,

THIS DEED made this 26th day of April, 2021, by and between

GRANTOR

Bobby Allen
43 Laurel Pines Church Rd
Fairview, NC 28730

GRANTEE

Bobby Joe Allen, reserving a life estate with
remainder interest to Diana Leigh
McCormick and Joseph Lee Allen
43 Laurel Pines Church Rd
Fairview, NC 28730

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

See attachment.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5385 page 1925.

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

A map showing the above described property is recorded in Plat Book 152 page 80.

Original document returned to customer at time of recording

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:

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

By: _____ (Entity Name) Bobby Allen (SEAL)
 Print/Type Name: Bobby Allen

By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____

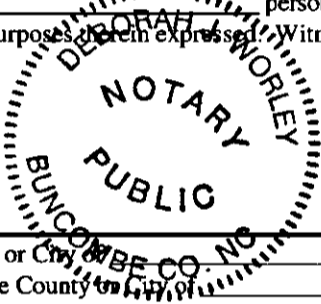
By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____

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 Bobby Allen 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 26th day of April, 2021.

My Commission Expires: 5-22-2023
(Affix Seal)



Deborah J. Worley
 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'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's Printed or Typed Name

ATTACHMENT

The property conveyed is a parcel of real property containing 2.460 acres, and is shown on a map of a survey entitled "Boundary Survey of the Property of: Peter Callahan," drawn by Eric S. McAbee, PLS L-4095, for McAbee & Associates, P.A., dated November 6, 2015, Project No.: 11739, Drawing No.: G-15-3625, and recorded in Plat Book 152 page 80, Buncombe County, North Carolina, Register of Deeds, reference to which plat is hereby made for a more particular description of the property conveyed.

TOGETHER WITH AND SUBJECT TO easements, rights of way and conditions, covenants and restrictions that apply to the property described above and together with the benefits and burdens of the Easement and Right of Way Agreement between Laurel Pines Baptist Church and Peter Callahan recorded in Book 5385 at Page 1923, of said Registry.

2104032

43 Laurel Pines Church Rd, Fairview, NC 28730