

Doc ID: 028643910003 Type: CAP  
 Recorded: 06/18/2015 at 01:26:41 PM  
 Fee Amt: \$866.00 Page 1 of 3  
 Revenue Tax: \$840.00  
 Workflow# 0000288656-0001  
 Buncombe County, NC  
 Drew Reisinger Register of Deeds  
 BK 5325 Pg 1137-1139

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$840.00

Parcel Identifier No. 9645107919C0303 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail/Box to: Goosmann Rose Colvard &amp; Cramer, P.A., 77 Central Avenue, Suite H, Asheville, NC 28801, Box 81

This instrument was prepared by: Goosmann Rose Colvard &amp; Cramer, P.A., (15-1978 VHC lr)

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 19th day of June, 2015, by and between

GRANTOR  
 Anne Marie Ledbetter, unmarried  
 84 Walnut Street, #404  
 Asheville, NC 28801

GRANTEE  
 Daryl P. Johnson, Trustee of  
 the Daryl P. Johnson Revocable Trust dated  
 February 16, 2011  
 16064 Bristol Isle Way  
 Delray Beach, FL 33446

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 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 Veronica H. Colvard, 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 \_\_\_\_\_ page \_\_\_\_\_

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 \_\_\_\_\_ page \_\_\_\_\_

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010  
 Printed by Agreement with the NC Bar Association

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.

By: \_\_\_\_\_ (Entity Name) Anne Marie Ledbetter (SEAL)  
 Print/Type Name: Anne Marie Ledbetter

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 Anne Marie Ledbetter 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 19th day of June, 2015.

My Commission Expires: April 8, 2017  
 (Affix Seal)

Laura Kaye Russell 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 (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

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
 I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_  
 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 **Unit 303 of Building 4-B of Biltmore Park Town Square, a Condominium** as described in that **Declaration of Condominium for Biltmore Park Town Square, a Condominium** recorded in **Record Book 4728, at Page 1446** and as said Building 4B was submitted to the declaration by that Second Expansion Amendment to Declaration of Condominium for Biltmore Park Town Square, a Condominium recorded in Record Book 4826, at Page 640 and as described in any other Amendments to the Declaration of record and as shown on those **Plans for Biltmore Park Town Square, a Condominium, Building 4B** recorded in **Unit Ownership File 1290-1325** and as shown on that plat recorded in **Plat Book 128, at Page 48** all of the Buncombe County, NC Register's Office; reference to which Declaration, Amendments, Plans and Plat are hereby made for a more particular description of said Unit.

The above described Unit is conveyed together with that undivided interest in and to the common elements which are attributable to the Unit as set forth in the Declaration referenced above.

The above described Unit is conveyed together with that undivided interest in and to those Limited Common Elements, which has been assigned to the Unit as set forth in the Declaration and any Amendments thereto.

The above described Unit is further conveyed together with that interest in and to those Limited Common Elements identified as **Parking Space # 15** and **Storage Closet # 4B-S11** as were assigned to said Unit in that deed recorded in Record Book 5028, at Page 473 of the Buncombe County, NC Register's Office.

The above-described property is all of that property conveyed in that deed recorded in Record Book 5028, at Page 473 of the Buncombe County, NC Register's Office.



15-1978