

Type: CONSOLIDATED REAL PROPERTY
 Recorded: 12/31/2019 12:26:05 PM
 Fee Amt: \$26.00 Page 1 of 4
 Revenue Tax: \$0.00
 Buncombe County, NC
 Drew Reisinger Register of Deeds

BK 5849 PG 1925 - 1928

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.

12-31-2019

Date

Deputy Tax Collector

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$0.00

Tax Lot No. _____

Parcel Identifier No. 9649-30-3817-C002F

Verified by _____

County on the _____ day of _____, 2019

by _____

Mail after recording to Van Winkle, Buck, Wall, Starnes, & Davis, P.A.

Attorney's Initials KEF

Post Office Box 7376, Asheville, NC 28802-7376

BOX 55

This instrument was prepared by Van Winkle, Buck, Wall, Starnes, & Davis, P.A.

Brief description for the Index: Unit 2-F of Sixty Haywood Street Condominiums

THIS DEED made this _____ day of _____, 2019, by and between:

GRANTOR

ANGELA P. BAECHTOLD and
 DAN L. BAECHTOLD, wife and husband

60 Haywood Street, Apt. F
 Asheville, NC 28801

GRANTEE

DANIEL L. BAECHTOLD, married

60 Haywood Street, Apt. F
 Asheville, NC 28801

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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in Buncombe County, North Carolina, and more particularly described as follows:

SEE ATTACHED EXHIBIT "A."

Pursuant to a signed Separation Agreement dated March 26, 2019, this conveyance is made pursuant to N.C.G.S. 39-13.3, N.C.G.S. 52-10 and N.C.G.S. 52-10.1 in order to vest title to the within described property solely in the Grantee herein, free and clear of any right, title and interest of the Grantor herein. (For purposes

Submitted electronically by "Van Winkle Law Firm"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Buncombe County Register of Deeds.

of this provision, the "Grantor" shall mean any Grantor other than the individual Grantee spouse in whom title is to remain vested herein). This conveyance is made after fair and reasonable disclosure of the property and financial obligations, both real and personal, of each spouse to the other, as between Grantee and Grantee's spouse Grantor.

For this purpose and with regard to the property and any interests and rights described herein or related thereto, by execution of this deed, the Grantor hereby waives, releases and quitclaims forever unto the Grantee (1) any and all right to share in the estate of the Grantee upon the Grantee's death as provided in N.C.G.S. 29-14, or pursuant to a Last Will and Testament or codicil thereto of the Grantee, (2) all and every right to elect to take a life estate in said real estate pursuant to N.C.G.S. 29-30 upon the death of the Grantee, (3) all and every right to an elective share in the estate of the Grantee pursuant to N.C.G.S. 30-3.1 *et seq*, (4) any and all rights arising out of any action for equitable distribution under N.C.G.S. 50-20, (5) any and all rights arising from application of the community property laws of any state, and (6) any and all other rights and interests in said real estate which the Grantor now has or may hereafter have or acquire arising out of or accruing to said Grantor by reason of past, current or future marital relationship with the Grantee.

This instrument prepared by: Katherine Fisher, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney, _____, to the county tax collector upon disbursement of closing proceeds.

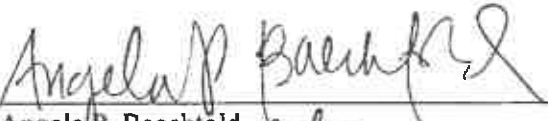
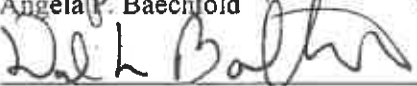
The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 4210, Page 1141.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with 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 Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

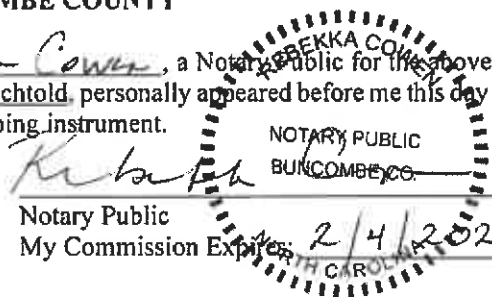
Title to the property hereinabove described is subject to the following exceptions: easements, restrictions and rights of way of record

IN WITNESS WHEREOF, Grantor has hereunto set their hand and seal the day and year first above written.

 (SEAL)
 Angela P. Baechtold
 (SEAL)
 Dan L. Baechtold

SEAL-STAMP NORTH CAROLINA, BUNCOMBE COUNTY

I, Rebekka Cower, a Notary Public for the above County and State, certify that Angela P. Baechtold, personally appeared before me this day and acknowledged that she signed the foregoing instrument.

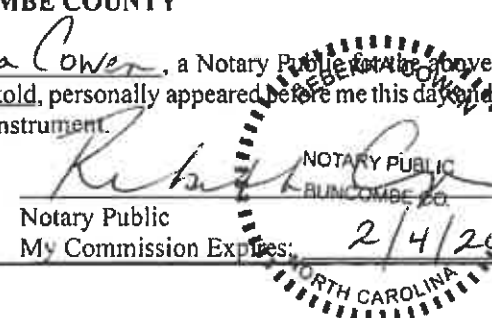


Notary Public

My Commission Expires: 2/4/2021

SEAL-STAMP NORTH CAROLINA, BUNCOMBE COUNTY

I, Rebekka Cower, a Notary Public for the above County and State, certify that Dan L. Baechtold, personally appeared before me this day and acknowledged that he signed the foregoing instrument.



Notary Public

My Commission Expires: 2/4/2021

EXHIBIT "A"

LYING IN THE CITY OF ASHEVILLE, BUNCOMBE COUNTY, NORTH CAROLINA:

BEING all of Unit 2-F of Sixty Haywood Street Condominiums as described in the Declaration of Condominium recorded in Book 1586 at Page 163, Buncombe County Registry and as amended thereafter of record, together with the benefits and burdens of the undivided 4.4000 percent interest in the Common Elements and Expenses and the undivided 6.22875 percent obligation for the Residential Limited Common Expense, all as defined in the Declaration.

SUBJECT TO easements, restriction and rights of way of record, the use provisions of any governmental ordinance affecting the above and taxes for the current year. Together with the benefits and burden of the above-stated Declaration but subject to the burdens thereof.