

Type: CONSOLIDATED REAL PROPERTY
 Recorded: 8/5/2021 12:14:09 PM
 Fee Amt: \$918.00 Page 1 of 3
 Revenue Tax: \$892.00
 Buncombe County, NC
 Drew Reisinger Register of Deeds

BK 6103 PG 606 - 608

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.

08-05-2021

Date


 Deputy Tax Collector

NORTH CAROLINA GENERAL WARRANTY DEED

Revenue Stamp: \$892.00
 Property Situs: 5 Meeting St
 Parcel #: 9657-64-9577-00000

Return to: Martin Law Firm, PA
 Box #42

This instrument is prepared by Mark C. Martin, 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 closing proceeds. The Preparer is informed that the property conveyed does not include the primary residence of Grantor.

This North Carolina General Warranty Deed is made as of this 30th day of July, 2021, by and between John S. Fulwood, unmarried, Grantor, whose address is 1 Lanvale Avenue, Asheville, NC 28806; and Kimberly J. Dechant, Grantee. Grantee's address is 5 Meeting Street, Asheville, NC 28803. 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.

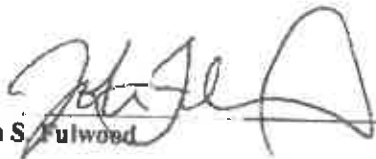
The Grantor, for valuable consideration received from Grantee, conveys to Grantee, in fee simple (unless otherwise stated below), the property described as follows (intending to and including all appurtenances thereto):

See "Exhibit A" attached hereto and incorporated herein by reference.

And the Grantor covenants with the Grantee, that Grantor is seized of the property in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, other than as stated herein, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, except for the following: Easements and rights of way of record, restrictive covenants of record, the use provisions of any governmental ordinance affecting the above and ad valorem taxes for 2021 and subsequent years.

[Remainder of Page Left Blank Intentionally. Signatures and Acknowledgment Follow on Separate Page.]

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


John S. Fulwood

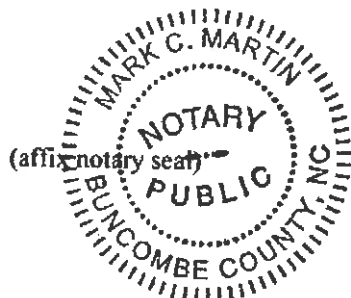
STATE OF NORTH CAROLINA

COUNTY OF BUNCOMBE

I, a Notary Public of said State and County, certify that John S. Fulwood, Grantor, personally known to me, or having presented valid proof of identification, personally appeared before me this 30th day of July, 2021, and acknowledged the voluntary execution of the foregoing instrument for the purposes expressed therein.

My commission expires: 3-13-2024


Notary Public
Print Name: Mark C. Martin



[Remainder of Page left Blank Intentionally.]

EXHIBIT A

All that certain lot or parcel of land situated in Biltmore Township, Buncombe County, North Carolina and being more particularly described as follows:

BEING all of **Lot 2 of Phase II of Woodcrest at Biltmore Terrace** as shown on that plat recorded in **Plat Book 146 at Page 4** of the Buncombe County, NC Register's Office; reference to which Plat is hereby made for a more particular description of said Lot.

The above-described property is conveyed together with and subject to those **Amended and Restated Declaration of Covenants, Conditions and Restrictions for Biltmore Terrace known as Woodcrest at Biltmore Terrace** as recorded in **Record Book 5346, at Page 1037** in the Buncombe County, NC Register's Office.

And being the same property described in the deeds recorded in Book 5463 at Page 1645 and in Book 5711 at Page 116, each in the Buncombe County, NC Register's Office.