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 Recorded: 05/16/2017 at 04:49:08 PM
 Fee Amt: \$1,182.00 Page 1 of 4
 Revenue Tax: \$1,156.00
 Workflow# 0000412704-0001
 Buncombe County, NC
 Drew Reisinger Register of Deeds

BK 5549 PG 1935-1938

NORTH CAROLINA GENERAL WARRANTY DEED

Revenue Stamps: \$1,156.00

Prepared by and

Return to: Goosmann Rose Colvard & Cramer, PA
 Box # 81
 (17-1380.CD JRR lrj/ks)

This instrument was prepared by John R. Rose, 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.

All of the property herein conveyed does include the primary residence of a Grantor

This North Carolina General Warranty Deed is made as of this 16 day of May, 2017, by and between **James Mathewson and Kathleen Slowiczek** (married to each other) whose contact mailing address is 7407 Hendon Way, Elk Grove, CA 95758 (herein "Grantor") and **Granville Porter Taylor and Jo A. Taylor** (married to each other) (herein "Grantee"). Grantee's mailing address is 15 Wolfe Cove Road, Asheville, NC 28804 (The designation "Grantor" and "Grantee" as used herein shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.)

The Grantor, for a valuable consideration received from Grantee, conveys to Grantee, in fee simple (unless otherwise stated below), the following property located in **Buncombe County, North Carolina** and described as follows (intending to and including all appurtenances thereto): See **Exhibit A** attached hereto and incorporated herein by reference.

The Grantor covenants with the Grantee, that the 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 except for the exceptions hereinafter stated: Those matters set forth in the description for the property; easements and rights of way of record or in place; restrictive covenants of record; the use provisions of any governmental ordinance affecting the property and taxes for the current year.

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.

In Witness Whereof, the Grantor has caused the due execution of the foregoing instrument as of the day and year first above written.

See Signature Page attached hereto and incorporated herein by reference

{Remainder of page intentionally left blank}

Grantor:

James Mathewson
James Mathewson

Kathleen Slowiczek
Kathleen Slowiczek

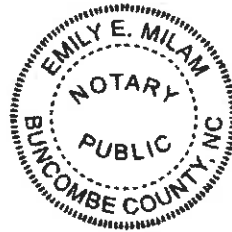
State of North Carolina
County of Buncombe

I certify that the following persons personally appeared before me this day, each acknowledging to me that she executed the foregoing instrument for the purposes therein expressed: James Mathewson and Kathleen Slowiczek, married to each other

Date: 5/9/17

Emily E. Milam
Emily E. Milam, Notary Public

My Commission expires: 2/14/22



(Notary Seal)

Exhibit A

Beginning at an iron pipe located in the western margin of the right of way of Wolfe Cove Road at the northernmost corner of the Mary Carol C. Carrier property as described in a deed recorded in the Office of the Register of Deeds for Buncombe County, NC in Deed Book 1704 at Page 257; and runs thence with the northwest line of said Carrier property South 60° 19' 26" West 318.44 feet to an iron pipe; thence North 13° 49' 14" West 175.85 feet to a rebar at the southwest corner of the Roger Ratliff property as described in Deed Book 1619 at Page 719; thence with said Ratliff's line the following 2 courses and distances; North 72° 56' 06" East 51.43 feet and North 62° 39' 02" East 186.18 feet to an iron pipe, Ratliff's southeast corner; thence North 8° 53' West 159.02 feet to an iron pipe; thence North 16° 12' East 154.93 feet to a rebar in the intersection of Beaverdam Road and Wolfe Cove Road; thence with the western margin of the right of way of Wolfe Cove Road the following courses and distances: South 11° 37' 03" West 94.65 feet, on a curve to the left having a radius of 290.52 feet, an arc distance of 204.41 feet and South 31° 28" East 134.92 feet to the Beginning. Containing 1.15 acres more or less.

The above-described property is all of that property conveyed in that deed recorded in Record Book 5390, at Page 48 of the Buncombe County, NC Register's Office.

17-1380

