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Recorded: 05/29/2015 at 04:29:33 PM  
Fee Amt: \$26.00 Page 1 of 3  
Revenue Tax: \$0.00  
Workflow# 0000283309-0001  
Buncombe County, NC  
Drew Reisinger Register of Deeds  
BK 5318 PG 1805-1807

### NORTH CAROLINA SPECIAL WARRANTY DEED

No Title examination requested or performed by preparer

Parcel Identifier No. 9740-51-6811-00000

Excise Tax: \$0.00

Prepared by and return to: Sarah Sparboe Thornburg, a licensed NC attorney, McGuire, Wood & Bissette, P.A., P.O. Box 3180, Asheville, NC 28802

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: 21 Maywood Rd, Asheville, NC

THIS DEED made this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by and between

GRANTOR	GRANTEE
EDWIN W. HORTON and MARY G. HORTON, TRUSTEES OF THE HORTON LIVING TRUST DATED MARCH 18, 2002 21 Maywood Rd. Asheville, NC 28804	EDWIN W. HORTON and MARY G. HORTON, husband and wife  21 Maywood Rd. Asheville, NC 28804

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

**SEE ATTACHED EXHIBIT A, incorporated herein**

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The property hereinabove described was acquired by Grantor by instrument recorded in Book 5078, Page 464, Buncombe County Registry.

The property herein conveyed includes the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, Buncombe County.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Utilities physically located on the Property, ad valorem taxes for the current year and subsequent years, easements and restrictions of record, and any local, county, state, or federal laws, ordinances, or regulations relating to zoning, environment, subdivision, occupancy, use, construction, or development of the subject property, including existing violations of said laws, ordinances, or regulations.

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

Edwin W. Horton (SEAL)  
Edwin W. Horton, Trustee of the Horton Living Trust u/a/d March 18, 2002

Mary G. Horton (SEAL)  
Mary G. Horton, Trustee of the Horton Living Trust u/a/d March 18, 2002

STATE OF NORTH CAROLINA— COUNTY OF BUNCOMBE

I, the undersigned Notary Public of the County and State aforesaid, certify that **Edwin W. Horton, as Trustee of the Horton Living Trust u/a/d March 18, 2002**, personally appeared before me this day and, having produced adequate proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 28 day of May, 2015.

(NOTARY SEAL)  
My Commission Expires 11/20/2018

Wesley M. Day  
Notary Public

STATE OF NORTH CAROLINA— COUNTY OF BUNCOMBE

I, the undersigned Notary Public of the County and State aforesaid, certify that **Mary G. Horton, as Trustee of the Horton Living Trust u/a/d March 18, 2002**, personally appeared before me this day and, having produced adequate proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 28 day of May, 2015.

(NOTARY SEAL)  
My Commission Expires 11/20/2018

Wesley M. Day  
Notary Public

**EXHIBIT A**

Beginning at a stake in the North margin of Maywood Road, at the Southeast corner of Lot 3, Block R, of Grove's Kimberly Lands, Plat of which is registered in the Office of the Register of Deeds for Buncombe County, NC in Plat Book 11, at Page 22, and runs thence with the Eastern line of said Lot 3, North 10° 40' East, crossing an iron pin at 150 feet, a total distance of 178 feet to an iron pin; thence with the branch, more or less, three calls: South 85° 49' East 24.17 feet to an iron pin, South 78° 21' East 45 feet to an iron pin and South 72° 36' East 21.14 feet to an iron pin; thence leaving the branch, South 10° 40' West 177.48 feet to a Hub located in the southern line of Lot 5 of said Block and Plat, said stake being located North 79° 28' West 101.24 feet from a Hub; thence with the North margin of Maywood Road, North 79° 20' West 90 feet to the Beginning, and being all of Lot No. 4 and a Western portion of Lot 5, of Block R, as shown on plat above referred to, and a lot lying North of said Lot No. 4 and North of the Westernmost 25 feet of Lot No. 5 of said Block and Plat, and extending from the rear lines of Lots 4 and 5 to the branch above mentioned, and being the same property conveyed to Robert C. Hall, Jr. by Sally Hickerson Hall by deed dated October 10, 1995 and recorded in Book 1873, at Page 66, Buncombe County Registry, and being shown on a survey dated April 3, 1996, prepared for Gregory W. Siegel and wife, Teri D. Siegel, by J. Glenn Hayes, RLS (B-3601).