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BOOK 3070
PAGES 535 - 537

Buncombe County, NC
Recorded 01/24/2003 12:13:48pm
No 9999-00169722 1 of 3 pages
Otto W. DeBruhl, Register of Deeds

Excise Tax \$-0- (revenue stamps)

Parcel Identifier No. 9656.13-12-2646

Mail after recording to: Vincent D. Childress, Jr., ROBERTS & STEVENS, P.A.
P.O. Box 7647, Asheville, North Carolina, 28802

This instrument was prepared by: Vincent D. Childress, Jr., of Roberts & Stevens, P.A.

**NORTH CAROLINA NON-WARRANTY DEED
(NO TITLE SEARCH)**

THIS DEED made this 14th day of January, 2003 by and between

GRANTOR

GRANTEE

ALICE C. SIMS, Unmarried

ALICE C. SIMS, Trustee
(including any successor Trustee)
of the Alice C. Sims Revocable Trust
of December 13, 2003

29 Bideford Row
Asheville, North Carolina 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.

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.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 2411, at Page 683, Buncombe County Registry.

A map showing a portion of the above described property is recorded in Plat Book 76 at Page 123, Buncombe County Registry.

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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described. Title to the property hereinabove described is subject to the following exceptions:

Easements, restrictions, rights of way of record, apparent or in use, and 2003 ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Alice C. Sims, Grantor (SEAL)
ALICE C. SIMS, Grantor

SEAL-STAMP NORTH CAROLINA, BUNCOMBE COUNTY

I, a Notary Public of the County and State aforesaid, certify that ALICE C. SIMS, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 17 day of January, 2003.

Joanna D. Linder
Notary Public

My commission expires: My Commission Expires 10-03-2006

State of North Carolina, County of Buncombe
Each of the foregoing certificates, of

Joanna D. Linder
is hereby certified to be correct. Filed for registration on this the 24 day of January, 2003.

Otto W. DeBruhl Deputy
OTTO W. DEBRUHL, Register of Deeds By: Deputy

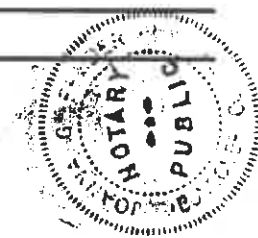


EXHIBIT A

Being all of Lot 77, Phase 7 of Devonshire Subdivision as shown on that plat recorded in Plat Book 76, at Page 123 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 Lot 77 of Phase 7 of Devonshire Subdivision is conveyed together with and subject to the benefits and burdens of those certain Declaration of Covenants, Restrictions, Easements, Reservations, Terms and Conditions Governing Devonshire recorded in Deed Book 1741, at Page 748 of the Buncombe County, NC Register's Office and any Amendments thereto; including but not limited to those Amendments recorded in Deed Book 1750, at Page 470; Deed Book 1763, at Page 791 of the Buncombe County, NC Register's Office. The above-described Lot is conveyed subject to such restrictions to the same extent as if said Lot and Phase 7 had originally been apart of and set forth and described in such Restrictions.