

BK 1575 PG 047



REGISTERED

'89 AUG 31 110:03

Excise Tax 234.00

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the day of, 19
by

Mail after recording to
This instrument was prepared by Steven I. Goldstein - Patla, Straus, Robinson & Moore, P.A.
Brief description for the Index 29 N. Market, Asheville, NC 28801

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 30th day of August, 19 89, by and between

GRANTOR

GRANTEE

Bruce Donald Nagle and wife,
Judy Stecher Nagle

Joseph Randolph Fluharty, Jr.
and wife, Elizabeth L. Fluharty

21 Lynwood Road
Asheville, NC 28804

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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:

Being all of Lots 10 and 11 of Block A and a portion of Lot 12 of Block A, all of a plat of Griffing's Kimberly Heights recorded in Buncombe County Plat Book 14 at page 5, being the same real property described in that Deed recorded in Buncombe County Deed Book 1330 at page 645 and being more particularly described as follows:

Beginning at an iron pin, formerly a concrete monument, standing at the common corner of Lots 6, 7, 10 and 11 of the aforesaid Block and Plat, and running thence with the lines of Lots 6 and 5 of said Block and Plat South 3 deg. 48 min. West 142.21 feet to an iron pin; thence South 89 deg. 43 min. 11 sec. East 140.24 feet to an iron pin in the western margin of Lynwood Road; thence with said margin of said road North 2 deg. 16 min. West 17 feet to a point, on a curve to the right in a northerly direction with a radius of 520 feet, a chord bearing and distance of North 1 deg. 27 min. 10 sec. East 87.63 feet, an arc distance of 87.73 feet to a point, and North 7 deg. 32 min. East 124.1 feet to an iron pin at the southeastern corner of Lot 9 of the aforesaid Block and Plat; thence with the southern line of said Lot 9, North 72 deg. 22 min. 43 sec. West 72.90 feet to an iron pin at the common corner of Lots 8, 9 and 10 of said Block and Plat; thence South 36 deg. 28 min. West 133.17 feet to the Beginning.

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The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is recorded in Plat Book page.....

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 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. Title to the property hereinabove described is subject to the following exceptions:

Customary utility easements and unviolated restrictive covenants of record and to taxes for the current year which have been prorated as of closing.

IN WITNESS WHEREOF, the Grantor has hereunto set his 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.

(Corporate Name)

BY:

President

ATTEST:

Secretary (Corporate Seal)

USE BLACK INK ONLY

Bruce Donald Nagle
Bruce Donald Nagle

(SEAL)

(SEAL)

Judy Stecher Nagle
Judy Stecher Nagle

(SEAL)

(SEAL)

SEAL-STAMP

NORTH CAROLINA, Runcombe County.

I, a Notary Public of the County and State aforesaid, certify that Bruce Donald Nagle and wife Judy Stecher Nagle

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 30 day of August, 1989.

My commission expires: 10-10-93 Steven J. Schmitt, Notary Public

SEAL-STAMP

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that he is Secretary of a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by as its Secretary. Witness my hand and official stamp or seal, this day of 19.....

My commission expires: Notary Public

The foregoing Certificate(s) of Steven J. Schmitt

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By David D. Bunch, REGISTER OF DEEDS FOR Runcombe COUNTY
Carol E. May, Deputy Assistant - Register of Deeds