

Type: CONSOLIDATED REAL PROPERTY
Recorded: 11/17/2021 2:52:15 PM
Fee Amt: \$2,826.00 Page 1 of 7
Revenue Tax: \$2,800.00
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 6149 PG 1603 - 1609

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$2800

Parcel Identification No. 9740-21-5859

**Mail/Box to: Law Office of John K. White, Jr., PLLC, 932 Hendersonville Road, Suite 103,
Asheville, NC 28803
This instrument was prepared by: Worley & Peltz, PLLC, 42 Orchard Street, Asheville, NC 28801**

THIS DEED made this 9th day of November, 2021 by and between:

GRANTORS	GRANTEE
Jennifer McPhail Wander and William Thomas Wander, Co-Trustees of The Wander Living Trust dated February 25, 2015, and any amendments thereto	Brooke Lindsey Baker
28 Oakcrest Place Asheville, NC 28806	79 Horizon Hill Road 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 and sufficiency 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 parcel of land situated in Buncombe County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein. This instrument prepared by Jason M. Peltz, a licensed NC attorney. Delinquent taxes, if any, are to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. This instrument was prepared by the law firm of Worley & Peltz, PLLC without review or examination of title to the herein described property and no opinions or representations are being made either express or implied by said law firm or its attorneys.

The property described in Exhibit "A" attached hereto was acquired by Grantor by Instrument recorded in Book 5306, at Page 383.

All or a portion of the property herein conveyed includes the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 39, at Page 44 and Plat Book 183, at Page 32.

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 lawful claims of all persons whomsoever except for the exemptions herein after stated.


Title to the property hereinabove described is subject to the following exceptions: easements, restrictions and rights of way of record and current year ad valorem taxes.

[SIGNATURES AND NOTARY ACKNOWLEDGMENT APPEAR ON FOLLOWING PAGE]

[SIGNATURES AND NOTARY ACKNOWLEDGMENT TO NC GENERAL WARRANTY DEED]

IN WITNESS WHEREOF, the Grantor has executed this instrument this the 9th day of November, 2021.

The Wander Living Trust dated February 25, 2015, and any amendments thereto

 (SEAL)
Jennifer McPhail Wander, Co-Trustee

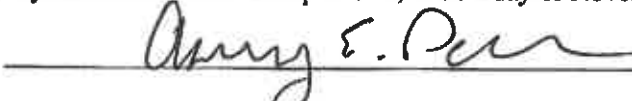
 (SEAL)
William Thomas Wander, Co-Trustee

STATE OF NORTH CAROLINA

COUNTY OF BUNCOMBE

I, a Notary Public of said County and State, certify that Jennifer McPhail Wander and William Thomas Wander, Co-Trustees of The Wander Living Trust dated February 25, 2015, and any amendments thereto, personally appeared before me this day, and (I have personal knowledge of their identity) (I have seen satisfactory evidence of their identity by a current state identification with their photograph in the form of a NC ID); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein in the capacity indicated.

Witness my hand and official stamp or seal, this 9th day of November, 2021.



Notary Public Printed Name: Ashley E. Pearce

(Notarial Stamp or Seal)

My commission expires: March 18th, 2023

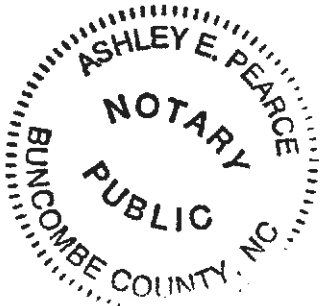


EXHIBIT "A"

LYING IN BUNCOMBE COUNTY, NORTH CAROLINA

BEING all of Lot 14 as shown on that plat entitled "A Revision of Plat Book 30, at Page 34, Property of James C. Dillard" as shown on that plat recorded in Plat Book 39, at Page 44, Buncombe County Register of Deeds, and also being all of that property described as "Lot 14, Plat Book 39, Page 44, 28,465 Square Feet, 0.65 Acres" as shown on that survey entitled "Boundary Survey for: Jennifer and William Wander, PIN #9740-21-5859" as recorded in Plat Book 183, at Page 32, Buncombe County Register of Deeds; reference to which Plats is hereby made for a more particular description of said Lot.

AND BEING all of that property described in that deed recorded in Deed Book 5306, at Page 383, Buncombe County Register of Deeds.

TOGETHER WITH AND SUBJECT TO all easements, rights of way, conditions, covenants and restrictions appurtenant to the property described above.

(21-1322 Baker)

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