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Recorded: 05/15/2006 at 03:51:25 PM
Fee Amt: \$459.00 Page 1 of 3
Excise Tax: \$439.00
Workflow# 2029400
Buncombe County, NC
Otto W. DeBruhl Register of Deeds
BK4223 PG586-588

\$439.00 Excise Tax	Recording Time Book & Page
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Mail after recording to: Cartner & Cartner • 29 N. Market St. • Asheville, NC 28801 • #100
File Reference: WEAVER, R-06219
Instrument prepared by: Cartner & Cartner • 29 N. Market St. • Asheville, NC 28801
Parcel Identification No.:
Brief Description:

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 15 day of May, 2006, by and between

GRANTOR	GRANTEE
RONALD C. THOMAS and wife, BETSY N. THOMAS BTD eol	JANE WEAVER 107 Red Oak Lane Alexander, NC 28701

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 _____, _____ Township, BUNCOMBE County, North Carolina and more particularly described as follows:

Legal Description Attached Hereto as Exhibit "A" & Incorporated Herein.

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NORTH CAROLINA GENERAL WARRANTY DEED
from **Ronald C. Thomas and wife, Betsy N. Thomas**
to **Jane Weaver**

EXHIBIT "A"

BEING all that certain lot or parcel of land situated in Buncombe County, North Carolina and being more particularly described as follows:

BEGINNING at a point in the center of a 60-foot right of way, said point being the Easternmost point of Lot 20 as shown on a plat as recorded in the Office of the Register of Deeds for Buncombe County in Plat Book 46, Page 37; runs thence with the center of a 60 foot right of way the following two calls: South 20 deg. 12 min. East 250.03 feet; thence South 37 deg. 18 min. East 49.00 feet; thence leaving the said right of way and continuing South 67 deg. 28 min. West 275.10 feet; thence with the line of Lot 19 in Plat Book 46, Page 37, North 21 deg. 33 min. East 145.39 feet; thence with the line of Lot 20, North 19 deg. 08 min. East 258.09 feet to the place of BEGINNING. Containing 0.88 acres, more or less.

BEING the property of Ronald C. and wife, Betsy N. Thomas as shown on a survey by Pankow Engineering Company, Asheville, North Carolina dated May 31, 1993.

INCLUDED in this conveyance are those 60-foot right of way which are more particularly shown in Plat Book 46, Page 37 in perpetuity and the right of way which is described above which forms the Eastern and Northern boundary of said tract in perpetuity.

BEING ALSO the same property as described in that deed dated June 4, 1993 from Philip C. Merritt and Leslie S. Merritt to Ronald C. Thomas and wife, Betsy N. Thomas in Deed Book 1747, Page 694 of the Buncombe County Registry.

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The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ at Page _____ of the _____ County Registry.

A map showing the above described property is recorded in Plat Book _____ at Page _____ of the _____ 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.

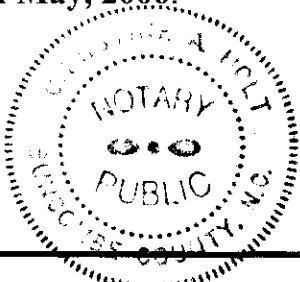
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: **Subject to easements, restrictions, rights-of-way of record, and the use provisions of any governmental ordinance affecting the property herein conveyed.**

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) *Ronald C. Thomas* (SEAL)
RONALD C. THOMAS

By: _____
Title: PRESIDENT *Betsy N. Thomas* (SEAL)
BETSY N. THOMAS

STATE OF NORTH CAROLINA • COUNTY OF BUNCOMBE
I, a Notary Public of **Buncombe** County and State aforesaid, certify that **Ronald C. Thomas and wife, Betsy N. Thomas**, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the **15th day of May, 2006**.



Christine A. Holt
Christine A. Holt, NOTARY PUBLIC
My Commission Expires: **September 19, 2006**

STATE OF NORTH CAROLINA • COUNTY OF BUNCOMBE
I, a Notary Public of _____ County and State aforesaid, certify that _____ personally appeared before me this day and acknowledged he/she is PRESIDENT of _____, and that he/she as PRESIDENT, being authorized to do so, executed the foregoing on behalf of the corporation. Witness my hand and official stamp or seal, this the ____ day of _____, 2006.

NOTARY PUBLIC
My Commission Expires: _____

The foregoing certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time in the Book and Page shown on the first page hereof.

Register of Deeds for _____ County
By: _____ Deputy/Assistant-Register of Deeds