

BK 6031 PG 1157 - 1159

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$526.00

Parcel Identifier No. 973023738700000 & 97302383380000

Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Mail/Box to: GRANTEE

This instrument was prepared by Southern Law Group, a validly existing North Carolina Law Firm, 184 E Chestnut Street, Suite 5, Asheville, NC 28801

Brief description for the Index: M&B & Right of Way, kna Tracts A & B per plat

THIS DEED made this 8th day of March, 2021, by and between

Title Company: Austin Title, LLC

**GRANTOR**

Lindsay L. Dilley, unmarried

**Mailing Address:**

608 N Roan St, Apt 8B  
Johnson City, TN 37601

**GRANTEE**

Kathryn Jameson-Fowler and spouse, Joshua Glenn Fowler

**Situs Address:**

127 Jonestown Road  
Asheville, NC 28804

**Mailing Address:**

127 Jonestown 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 is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of \_\_\_\_\_ Township, Buncombe County, North Carolina and more particularly described as follows:

BEING all of Tract A and Tract B, as shown on a plat thereof entitled "Subdivision Survey for Lindsay Dilley" dated July 10, 2019 recorded in Plat Book 201, Page 17, in the Buncombe County Public Registry, reference to said plat is hereby incorporated by reference for a more particular description.

There is also conveyed to the Grantee, his heirs and assigns, a perpetual exclusive right of way for ingress, egress and utilities appurtenant to the above-described property and leading to Jonestown Road, which is described in deed recorded in Book 5263 at Page 1672 of the Buncombe County Public Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5263, Page 1672.

All or a portion of the property herein conveyed \_\_\_\_\_ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Book 201, Page 17.

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, other than the following exceptions:

**Any and all valid and enforceable restrictions, conditions and covenants of record and the lien of ad valorem taxes.**

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

Lindsay L. Dille (SEAL)  
Lindsay L. Dille

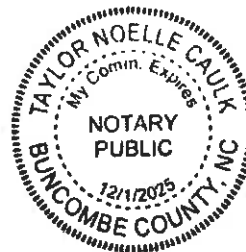
(SEAL)

STATE OF North Carolina COUNTY OF Buncombe

I, Taylor Noelle Caulk, a Notary Public of said County and State, do hereby certify that Lindsay L. Dille, unmarried, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and official seal this the 8 day of March, 2021.

Taylor Noelle Caulk  
Notary Public  
My Commission Expires: 12/1/25



## **EXHIBIT A**

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