

Type: CONSOLIDATED REAL PROPERTY
Recorded: 8/21/2020 4:24:54 PM
Fee Amt: \$826.00 Page 1 of 12
Revenue Tax: \$800.00
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 5938 PG 1317 - 1328

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$800.00

Parcel Identifier No. 9649-45-5973

Verified by _____ County on the ____ day of _____, 20____

By: _____

Mail/Box to: Chad Lorenz Halliday, McGuire, Wood & Bissette, PA, (ROD Box 31)

This instrument was prepared by: Chad Lorenz Halliday, a licensed NC attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.
No title examination performed by deed preparer. File: 106712.01

Brief description for the Index:

THIS DEED made August 21, 2020, by and between

GRANTOR	GRANTEE
Joy Lee, by Peter Alberice, Agent and spouse, William Lee, by Peter Alberice, Agent	Ryan Paige Rommel
Sandra C. Stambaugh, by Peter Alberice, Agent and spouse, Peter Y. Alberice,	
Jane Ross, by Peter Alberice, Agent and spouse, Jack Krolak, by Peter Alberice, Agent	
Diane Stickney, by Peter Alberice, Agent	
Sharmon M. Stambaugh, by Peter Alberice, Agent, and	
Timothy A. Stambaugh, by Peter Aberice, Agent	
_____	74 Linden Ave.
_____	Asheville, NC 28801

Submitted electronically by "Best and Best, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Buncombe County Register of Deeds.

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 Buncombe County, North Carolina and more particularly described as follows:

See attached Exhibit A, attached hereto and incorporated herein.

The property hereinabove described was acquired by Sherman L. Stambaugh and spouse, Dorothy C. Stambaugh by instrument recorded in Book 823, Page 41, Buncombe County Registry. Dorothy C. Stambaugh predeceased her spouse, Sherman L. Stambaugh, who died on April 26, 2020. Grantors herein are the heirs and spouses of the heirs of Sherman L. Stambaugh, whose estate is probated in Estate File 20 E 712 of the Office of the Clerk of Superior Court of Buncombe County.

A map showing the above referenced property is recorded in Plat Book 2, Page 141, Buncombe County Registry.

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

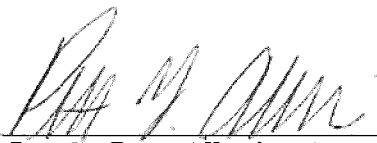
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

SUBJECT to easements, restrictions, rights of way(s) of record, and ad valorem taxes not yet due and payable.

SIGNATURE AND ACKNOWLEDGEMENT PAGES FOLLOW

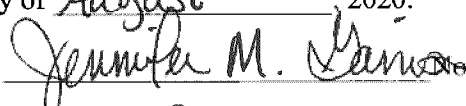
SIGNATURE AND ACKNOWLEDGMENT PAGE

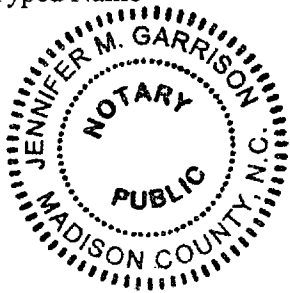
 (SEAL)
Joy Lee, by Peter Alberice, Agent

State of North Carolina - County of Buncombe

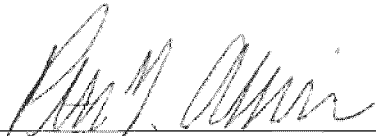
I, the undersigned Notary Public for the aforesaid state and county, do hereby certify that Peter Alberice, Agent for Joy Lee, personally appeared before me this day, and being by me duly sworn, say that he executed the foregoing and annexed instrument for and in behalf of the said Joy Lee, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in Book 5931 at Page 324 of the office of the Register of Deeds in the County of Buncombe, State of North Carolina, on the 4th day of August, 2020, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney.

I do further certify that the said Peter Alberice acknowledged the due execution of the foregoing and annexed instrument for the purposed therein expressed for and on behalf of the said Joy Lee.

Witness my hand and official seal, this 20th day of August 2020.
My Commission Expires: 9/24/20 (Affix Seal)
 Notary Public
Jennifer M. Garrison
Notary's Printed or Typed Name



SIGNATURE AND ACKNOWLEDGMENT PAGE


_____(SEAL)
William Lee, by Peter Alberice, Agent

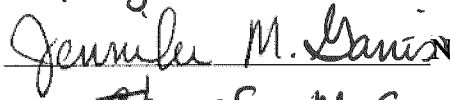
State of North Carolina - County of Buncombe

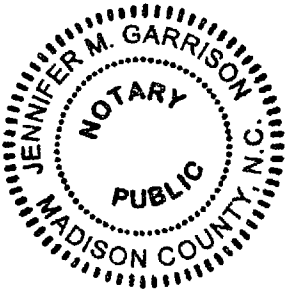
I, the undersigned Notary Public for the aforesaid state and county, do hereby certify that Peter Alberice, Agent for William Lee, personally appeared before me this day, and being by me duly sworn, say that he executed the foregoing and annexed instrument for and in behalf of the said William Lee, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in Book 5931 at Page 252 of the office of the Register of Deeds in the County of Buncombe, State of North Carolina, on the 4th day of August, 2020, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney.

I do further certify that the said Peter Alberice acknowledged the due execution of the foregoing and annexed instrument for the purposed therein expressed for and on behalf of the said William Lee.

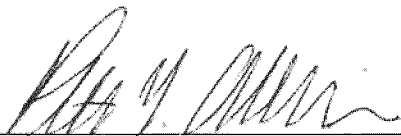
Witness my hand and official seal, this 20th day of August, 2020.

My Commission Expires:
9/24/20
(Affix Seal)


Jennifer M. Garrison
Notary's Printed or Typed Name



SIGNATURE AND ACKNOWLEDGMENT PAGE


_____(SEAL)
Sandra C. Stambaugh, by Peter Alberice, Agent

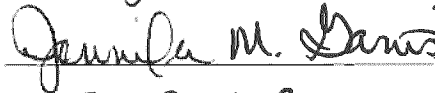
State of North Carolina - County of Buncombe

I, the undersigned Notary Public for the aforesaid state and county, do hereby certify that Peter Alberice, Agent for Sandra C. Stambaugh, personally appeared before me this day, and being by me duly sworn, say that he executed the foregoing and annexed instrument for and in behalf of the said Sandra C. Stambaugh, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in Book 5931 at Page 264 of the office of the Register of Deeds in the County of Buncombe, State of North Carolina, on the 4th day of August 2020, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney.

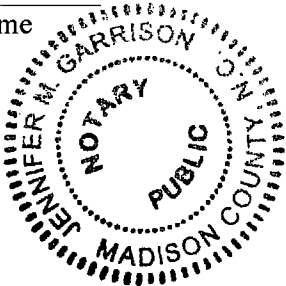
I do further certify that the said Peter Alberice acknowledged the due execution of the foregoing and annexed instrument for the purposed therein expressed for and on behalf of the said Sandra C. Stambaugh.

Witness my hand and official seal, this 20th day of August, 2020.


My Commission Expires:
9/24/20
(Affix Seal)

 Notary Public

Jennifer M. Garrison
Notary's Printed or Typed Name

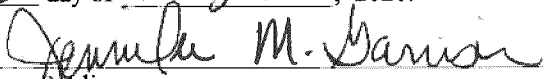


SIGNATURE AND ACKNOWLEDGMENT PAGE


_____(SEAL)
Peter Y. Alberice

STATE OF NORTH CAROLINA - COUNTY OF BUNCOMBE

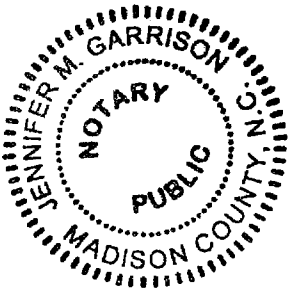
I, a Notary Public of said County and State, do hereby certify that **Peter Y. Alberice** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes expressed therein.

Witness my hand and official seal this 20th day of August, 2020.


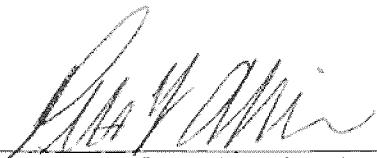
Notary Public

My Commission Expires:
9/24/20

NOTARY SEAL HERE:



SIGNATURE AND ACKNOWLEDGMENT PAGE

 (SEAL)
Jane Ross, by Peter Alberice, Agent

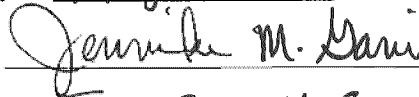
State of North Carolina - County of Buncombe

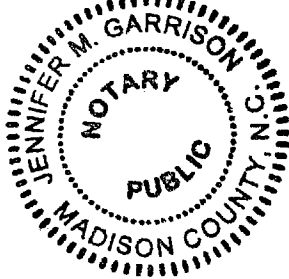
I, the undersigned Notary Public for the aforesaid state and county, do hereby certify that Peter Alberice, Agent for Jane Ross, personally appeared before me this day, and being by me duly sworn, say that he executed the foregoing and annexed instrument for and in behalf of the said Jane Ross, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in Book 5931 at Page 186 of the office of the Register of Deeds in the County of Buncombe, State of North Carolina, on the 4th day of August 2020, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney.

I do further certify that the said Peter Alberice acknowledged the due execution of the foregoing and annexed instrument for the purposed therein expressed for and on behalf of the said Jane Ross.

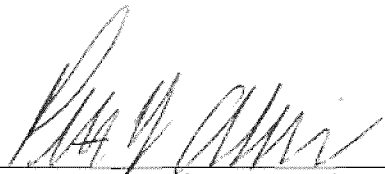
Witness my hand and official seal, this 20th day of August, 2020.

My Commission Expires:
9/24/20
(Affix Seal)

 Notary Public
Jennifer M. Garrison
Notary's Printed or Typed Name



SIGNATURE AND ACKNOWLEDGMENT PAGE

 (SEAL)
Jack Krolak, by Peter Alberice, Agent

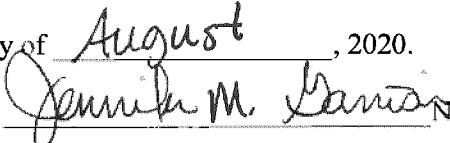
State of North Carolina - County of Buncombe

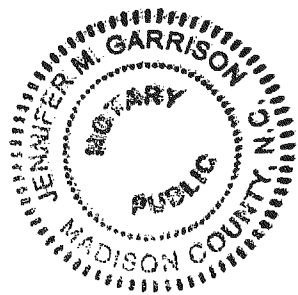
I, the undersigned Notary Public for the aforesaid state and county, do hereby certify that Peter Alberice, Agent for Jack Krolak, personally appeared before me this day, and being by me duly sworn, say that he executed the foregoing and annexed instrument for and in behalf of the said Jack Krolak, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in Book 5931 at Page 188 of the office of the Register of Deeds in the County of Buncombe, State of North Carolina, on the 4th day of August 2020, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney.

I do further certify that the said Peter Alberice acknowledged the due execution of the foregoing and annexed instrument for the purposed therein expressed for and on behalf of the said Jack Krolak.

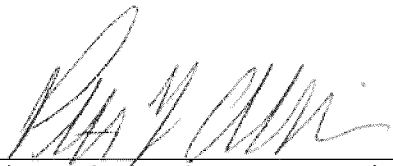
Witness my hand and official seal, this 20th day of August, 2020.

My Commission Expires: 9/24/20
(Affix Seal)

 Notary Public
Jennifer M. Garrison
Notary's Printed or Typed Name



SIGNATURE AND ACKNOWLEDGMENT PAGE

 (SEAL)
Diane Stickney, by Peter Alberice, Agent

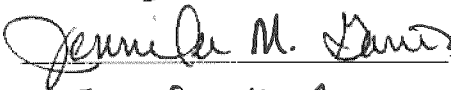
State of North Carolina - County of Buncombe

I, the undersigned Notary Public for the aforesaid state and county, do hereby certify that Peter Alberice, Agent for Diane Stickney, personally appeared before me this day, and being by me duly sworn, say that he executed the foregoing and annexed instrument for and in behalf of the said Diane Stickney, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in Book 5931 at Page 262 of the office of the Register of Deeds in the County of Buncombe, State of North Carolina, on the 4th day of August 2020, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney.

I do further certify that the said Peter Alberice acknowledged the due execution of the foregoing and annexed instrument for the purposed therein expressed for and on behalf of the said Diane Stickney.

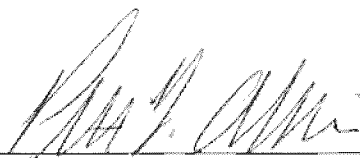
Witness my hand and official seal, this 20th day of August, 2020.

My Commission Expires:
9/24/20
(Affix Seal)

 Notary Public
Jennifer M. Garrison
Notary's Printed or Typed Name



SIGNATURE AND ACKNOWLEDGMENT PAGE

 (SEAL)
Sharmon M. Stambaugh, by Peter Alberice, Agent

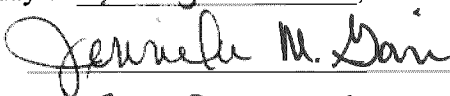
State of North Carolina - County of Buncombe

I, the undersigned Notary Public for the aforesaid state and county, do hereby certify that Peter Alberice, Agent for Sharmon M. Stambaugh, personally appeared before me this day, and being by me duly sworn, say that he executed the foregoing and annexed instrument for and in behalf of the said Sharmon M. Stambaugh, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in Book 5931 at Page 176 of the office of the Register of Deeds in the County of Buncombe, State of North Carolina, on the 4th day of August 2020, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney.

I do further certify that the said Peter Alberice acknowledged the due execution of the foregoing and annexed instrument for the purposed therein expressed for and on behalf of the said Sharmon M. Stambaugh.

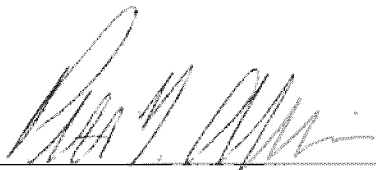
Witness my hand and official seal, this 20th day of August, 2020.

My Commission Expires: 9/24/20
(Affix Seal)

 Notary Public
Jennifer M Garrison
Notary's Printed or Typed Name



SIGNATURE AND ACKNOWLEDGMENT PAGE

 (SEAL)
Timothy A. Stambaugh, by Peter Alberice, Agent

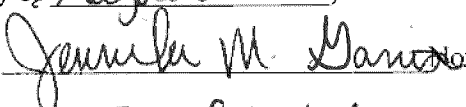
State of North Carolina - County of Buncombe

I, the undersigned Notary Public for the aforesaid state and county, do hereby certify that Peter Alberice, Agent for Timothy A. Stambaugh, personally appeared before me this day, and being by me duly sworn, say that he executed the foregoing and annexed instrument for and in behalf of the said Timothy A. Stambaugh, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in Book 5931 at Page 182 of the office of the Register of Deeds in the County of Buncombe, State of North Carolina, on the 4th day of August 2020, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney.

I do further certify that the said Peter Alberice acknowledged the due execution of the foregoing and annexed instrument for the purposed therein expressed for and on behalf of the said Timothy A. Stambaugh.

Witness my hand and official seal, this 20th day of August, 2020.

My Commission Expires: 9/24/20
(Affix Seal)

 Notary Public
Jennifer M. Garrison
Notary's Printed or Typed Name

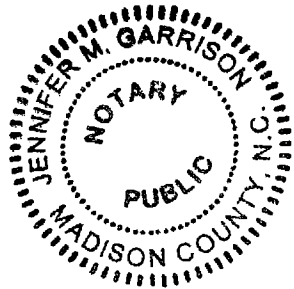


EXHIBIT A

BEGINNING at a stake in the Southwest margin of Linden Avenue, formerly called Margaret Street, the common corner of Lots “B” and “C” of the Plat hereinafter referred to, and runs thence South 35° 52’ West 207.9 feet to a stake, the Southwest corner of Lot “C” of the plat hereinafter referred to; thence North 85° 40’ West 40.04 feet to a stake, the Southeast corner of Lot “A” of the plat hereinafter referred to; thence North 31° 03’ East 229.75 feet to a stake in the Southwest margin of Linden Avenue, the Northeast corner of said Lot “A”; thence with the said margin of said Linden Avenue, South 54° 08’ East, 53.33 feet to the BEGINNING, and being Lot “B” as shown on a plat of the Property of Morrow and Wright , Re-Subdivision of Lots Nos. 12 and 13, Block “F” Annandale, which said Plat is registered in the office of the Register of Deeds, for Buncombe County, North Carolina, in Book of Plats No. 2, at Page 141, reference to which is hereby made for further purposes of description.

And being the same land conveyed to Sherman L. Stambaugh and wife, Dorothy C. Stambaugh y Rosa E. Murray by deed dated 8 December 1959, and duly recorded in the office of the Register of Deeds for Buncombe County, North Carolina in deed Book 823, Page 41.

4850-2468-9608, v. 1