

Type: CONSOLIDATED REAL PROPERTY
Recorded: 12/18/2020 1:48:44 PM
Fee Amt: \$501.00 Page 1 of 3
Revenue Tax: \$475.00
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 5995 PG 1032 - 1034

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$475.00
Parcel Identification No. 9689-12-1994

Mail/Box to: Goosmann Rose Colvard & Cramer, P.A, 77 Central Avenue, Suite H, Asheville, NC 28801
This instrument was prepared by: Worley & Peltz, PLLC, 42 Orchard Street, Asheville, NC 28801
Brief description for the Index: _____

THIS DEED made this 18th day of December, 2020 by and between:

GRANTORS	GRANTEE
Linda F. Gillenwater, an unremarried widow 6233 Aster Haven Circle Haymarket, VA 20169	Kayleigh Walsh 223 Davidson Road Swannanoa, NC 28778 KW

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 4067, at Page 603.

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

Submitted electronically by "Goosmann Rose Colvard & Cramer, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Buncombe County Register of Deeds.

A map showing the above described property is recorded in Plat Book 109, at Page 165.

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 other than the following exceptions: easements, restrictions and rights of way appurtenant to the property conveyed hereby and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has executed this instrument, the day and year first above written.


Linda F. Gillenwater (SEAL)

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, a Notary Public, certify that **Linda F. Gillenwater**, 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 N.C. Driver's License) acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein in the capacity indicated.

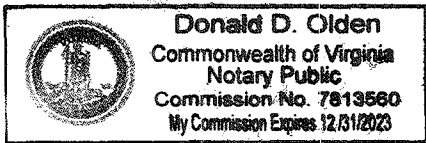
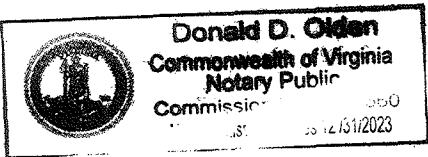
Witness my hand and official stamp or seal, this 9th day of December, 2020.



Notary Public Printed Name: DONALD D. Olden

(Notarial Stamp or Seal)

My commission expires: 12/31/2023



KN

EXHIBIT "A"

LYING IN BUNCOMBE COUNTY, NORTH CAROLINA

BEING all of Lot 3B, as shown on a plat recorded in Plat Book 109, at Page 165, Register of Deeds for Buncombe County, reference to which plat is hereby made for a more particular description of said Lot.

AND BEING all of that property described in that deed recorded in Book 4067, at Page 603, Register of Deeds for Buncombe County.

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

(20-1387 Walsh)