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Workflow No. 0000430913-0001



Doc ID: 031340770005 Type: CRP
Recorded: 09/06/2017 at 02:14:13 PM
Fee Amt: \$872.00 Page 1 of 5
Revenue Tax: \$846.00
Workflow# 0000430913-0001
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 5587 PG 675-679

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 846.00


Parcel No. 9638-31-6688-00000

Prepared by: Annika M. Brock, The Brock Law Firm, PLLC

Record & Return To: Reed Law Firm, P.C., 168-B South Liberty Street, Asheville, NC 28801 (Box)

Brief description for the Index: Lot 11, Plat Book 6, Page 93, Buncombe County Registry

THIS DEED made this 07th day of September, 2017, by and between

GRANTOR	GRANTEE
<p>DC INVESTMENTS LLC, a North Carolina limited liability company</p> <p>68 Maxwell Road Asheville, NC 28805</p>	<p>MARK W. JONES and wife, INA GONZALEZ JONES</p> <p>39 Hubbard Avenue Asheville, NC 28806</p> 

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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in Buncombe County, North Carolina and more particularly described as follows (the "Property"):

BEING all of Lot 11 as shown on the plat recorded in Plat Book 6, Page 93, Buncombe County Registry; reference to which plat is hereby made for a more particular description of said lot; and

Grantor conveys any interest they have without warranty in the following:

BEING all of Lot 11 as shown on the plat recorded in Plat Book 152, Page 154, Buncombe County Registry; reference to which plat is hereby made for a more particular description of said lot.

This instrument prepared by Annika M. Brock a licensed NC attorney. Delinquent taxes, if any, to be paid by the closing attorney, William K. Reed, to the County Tax Collector upon disbursement of closing proceeds.



The Property was acquired by Grantor by instrument recorded in Book 5395, Page 447, Buncombe County Registry.

No portion of the Property includes the primary residence of Grantor.

A map showing the Property is recorded in Plat Book 6, Page 93 and Plat Book 152, Page 154, Buncombe County.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with Grantee, that Grantor is seized of the Property 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:

Utilities physically located on the Property, ad valorem taxes for the current year and subsequent years, easements and restrictions of record, and any local, county, state, or federal laws, ordinances, or regulations relating to zoning, environment, subdivision, occupancy, use, construction, or development of the subject property, including existing violations of said laws, ordinances, or regulations.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized representative as of the day and year first above written.

DC INVESTMENTS LLC

By: [Signature] (SEAL)
Christopher L. Smith, Member/Manager

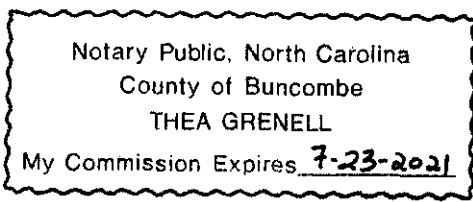
By: [Signature] (SEAL)
Dennis D. Zeltner, Member/Manager

County of Buncombe
State of North Carolina

I, the undersigned Thea Grenell, notary public of the aforesaid jurisdiction, certify that **Christopher L. Smith, Member/Manager of DC Investments LLC** personally appeared before me this day and, having produced adequate proof of identity, acknowledged the due execution of the foregoing instrument on behalf of DC Investments LLC for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 6th day of September, 2017.

My Commission Expires:
7-23-2021

Thea Grenell
(Notary Public)
Print Name: Thea Grenell

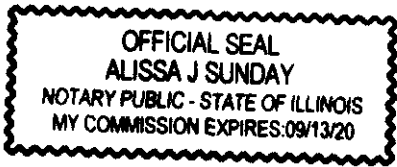


County of Kane
State of Illinois

I, the undersigned Alissa J. Sunday, notary public of the aforesaid jurisdiction, certify that Dennis D. Zeitler, Member/Manager of DC Investments LLC personally appeared before me this day and, having produced adequate proof of identity, acknowledged the due execution of the foregoing instrument on behalf of DC Investments LLC for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 2 day of September, 2017.

My Commission Expires:
9/13/2020

[Signature]
(Notary Public)
Print Name: Alissa J. Sunday



4839-8606-9070, v. 1

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

(ATTACHMENT)

RESOLUTION OF DC INVESTMENTS LLC

The undersigned, being the sole members of DC Investments LLC, a North Carolina limited liability company (the "Company"), hereby adopt the following resolution by written consent, effective as of the date indicated below:

WHEREAS, Christopher L. Smith and Dennis D. Zeitler are the sole Members of the Company; and

WHEREAS, the Company desires to sell certain real property located in Buncombe County, North Carolina, commonly known as 39 Hubbard Avenue, Asheville, NC (the "Property") to Mark Whittington Jones and Ina Jones (collectively "Purchaser") pursuant to the terms contained in that certain Real Estate Sale and Purchase Agreement between Company and Purchaser (the "Contract"); and

WHEREAS, Christopher L. Smith and Dennis D. Zeitler shall be and are authorized to sign for and on behalf of the Company all documents necessary to effectuate the sale of the Property, including but not limited to a deed, lien affidavit, 1099 and settlement statement; and


WHEREAS, the undersigned affirm that the terms contained in the Contract are reasonable and that selling the Property pursuant to the Contract is in the best interest of the Company.

NOW THEREFORE, be it resolved that Christopher L. Smith and Dennis D. Zeitler are authorized to sign any and all documents on behalf of the Company that are necessary to effectuate the sale of the Property.

This the 6th day of September, 2017.

DC INVESTMENTS LLC
A North Carolina limited liability company

By:  (SEAL)
Christopher L. Smith, Member/Manager

By:  (SEAL)
Dennis D. Zeitler, Member/Manager

STATE OF North Carolina
COUNTY OF Buncombe

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Christopher L. Smith

Witness my hand and Notarial stamp or seal this 6th day of September, 2017.

My Commission Expires: 7-23-2021
Thea Grenell
(Notary Public)

Notary Public, North Carolina
County of Buncombe
THEA GRECELL
My Commission Expires 7-23-2021