

CW



Doc ID: 025204530003 Type: CRP  
Recorded: 03/07/2013 at 12:52:06 PM  
Fee Amt: \$909.00 Page 1 of 3  
Revenue Tax: \$883.00  
Workflow# 0000155987-0001  
Buncombe County, NC  
Drew Reinsider Register of Deeds  
BK 5078 PG 40-42

Excise Tax \$883.00

Parcel Identifier No. 9740-13-9217

Mail after recording to Marc Rudow (Box 39)

This instrument was prepared by Marc Rudow of Roberts & Stevens, P.A., a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the Closing attorney to the county tax collector upon disbursement of closing proceeds.

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 7 day of March, 2013, by and between

**GRANTOR**

Charles S. David, Jr. and Nancy G. David,  
Husband and Wife  
Address: 134 Strawbridge Court  
Asheville, NC 28803

**GRANTEE**

Dixon V. Talbert, Jr. and Candace T. Talbert,  
Husband and Wife  
Address: 7 Orchard Ridge Drive  
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 or parcel of land situated in Buncombe County, North Carolina and more particularly described as follows:

See Exhibit A attached

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 966 at page 102, Buncombe County Registry.

A map showing the above described property is recorded in Plat Book 165 at page 149, Buncombe 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 together with and subject to the following exceptions:

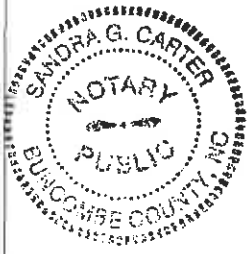
Easements, restrictions, rights of way of record, apparent or in use, and 2013 ad valorem taxes.

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

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.

*Charles S. David, Jr.* (SEAL)  
Charles S. David, Jr.

*Nancy G. David* (SEAL)  
Nancy G. David

<p>SEAL-STAMP</p> 	<p><b>NORTH CAROLINA, Buncombe County</b></p> <p>I, a Notary Public of the County and State aforesaid, certify that Charles S. David, Jr. and Nancy G. David, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>7</u> day of March, 2013.</p> <p><i>Sandra G. Carter</i> Notary Public</p> <p>My commission expires: <u>4-13-15</u></p>
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**EXHIBIT A**

*Being all the property shown on a Plat prepared for Dixon V. Talbert, Jr. and wife, Candace T. Talbert, recorded in the Office of the Register of Deeds, Buncombe County, NC, in Plat Book 165 at page 149, reference to which is hereby made for a more particular description.*

*The above described property is Lot 13 ½ as shown on a Plat recorded in the Buncombe County, NC, Registry in Plat Book 19 at Page 25, and is the same property as described in a Deed dated August 10, 1967 to Charles S. David, Jr. and wife, Nancy G. David, recorded in Deed Book 966 at Page 102, of the Buncombe County, North Carolina Register of Deeds Office.*