

Type: CONSOLIDATED REAL PROPERTY
Recorded: 9/30/2021 1:33:01 PM
Fee Amt: \$2,626.00 Page 1 of 3
Revenue Tax: \$2,600.00
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 6127 PG 1285 - 1287

There are no delinquent taxes that are a lien the parcel(s) described in the deed which the Buncombe County Tax Collector is charged with collecting.

09-30-2021 Trace Morreau
Date Deputy Tax Collector

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$2,600.00

Parcel Identifier No. 9740-77-9026-00000 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: Goosmann Rose Colvard & Cramer, P.A., 77 Central Ave, Suite H, Asheville, NC 28801, Box # 81

This instrument was prepared by: Goosmann Rose Colvard & Cramer, P.A., 77 Central Ave, Suite H, Asheville, NC 28801 Box # 81 (21-5463)

Brief description for the Index: _____

THIS DEED made this 29 day of September, 2021, by and between

GRANTOR

Lynn P. Crystal, an unmarried person
Post Office Box 23309
Jackson, MS 39225

GRANTEE

Daniel L. Michalove and Elizabeth C. Michalove, Trustees of the Daniel L. and Elizabeth C. Michalove Living Trust
22 Snap Dragon Court
Asheville, NC 28804-5004

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, parcel of land or condominium unit situated in the City of Asheville, _____ Township, Buncombe County, North Carolina and more particularly described as follows:

See **Exhibit A** attached hereto and incorporated herein by reference. This instrument was prepared by John R. Rose, 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. The property hereinabove described was acquired by Grantor by instrument recorded in Book 5770 page 537.

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

A map showing the above described property is recorded in Plat Book 116 page 103.

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.

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: Those matters set forth in the description for the property; easements and rights of way of record or in place; restrictive covenants of record; the use provisions of any governmental ordinance affecting the property and taxes for the current year.

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

(Entity Name) Lynn P. Crystal (SEAL)
Print/Type Name: Lynn P. Crystal

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

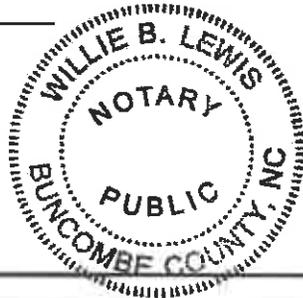
By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

State of North Carolina – County of Buncombe

I, the undersigned Notary Public of the County and State aforesaid, certify that Lynn P. Crystal personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 29 day of September, 2021.

My Commission Expires: 9/22/2024

Willie B. Lewis
Notary Public



The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Register of Deeds for _____ County
By: _____ Deputy/Assistant –Register of Deeds

EXHIBIT "A"

Being all of Lot 1 of Phase 1 of Section Meadow of The Thoms Estate as shown on that plat recorded in Plat Book 116, at Page 103 of the Buncombe County, NC Register's Office; reference to which Plat is hereby made for a more particular description of said Property.

The above-described property being all of that property conveyed in that deed recorded in Record Book 5770, at Page 537 of the Buncombe County, NC Register's Office.