

Type: CONSOLIDATED REAL PROPERTY
Recorded: 9/15/2017 3:47:14 PM
Fee Amt: \$1,346.00 Page 1 of 3
Revenue Tax: \$1,320.00
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 5590 PG 1497 - 1499

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.

09-15-2017
Date

Margaron Walker
Deputy Tax Collector

NORTH CAROLINA GENERAL WARRANTY DEED

Revenue Stamp: \$1,320.00
Property Situs: 168 Skyview Circle
PIN: 9740-95-5865-00000

Return to: The Brock Law Firm, PLLC
Box #: 27

This instrument is prepared by Mark C. Martin, a licensed North Carolina attorney. Delinquent taxes, if any, are to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. The Preparer is informed that the property conveyed does not include the primary residence of Grantor. No title examination performed by Preparer.

This North Carolina General Warranty Deed is made as of this 12th day of September, 2017, by and between **Andreas U. Guerke and wife, Kathryn R.R. Guerke, Grantor**, whose address is 2625 NE 11th Ct., Fort Lauderdale, FL 33304; and **Bruce Oling Frank, a 50% undivided interest, and Ayla D. Ficken, Trustee of the Ayla D. Ficken Revocable Trust, dated February 25, 2009, and any amendments thereto, a 50% undivided interest, Grantee**. Grantee's address is 168 Skyview Circle, 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.

The Grantor, for valuable consideration received from Grantee, conveys to Grantee, in fee simple (unless otherwise stated below), the property described as follows (intending to and including all appurtenances thereto):

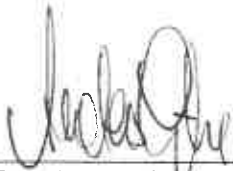
See "Exhibit A" attached hereto and incorporated herein by reference.

And the Grantor covenants with the 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, other than as stated herein, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, except for the following: Easements and rights of way of record, restrictive covenants of record, the use provisions of any governmental ordinance affecting the above and ad valorem taxes for 2017 and subsequent years.

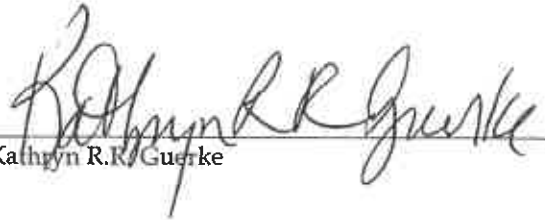
[Remainder of Page Left Blank Intentionally. Signatures and acknowledgment Follow on Separate Page.]

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

IN WITNESS WHEREOF, as of the above date, Grantor has hereunto set their hands and seals, the day and year first above written.



Andreas U. Guerke

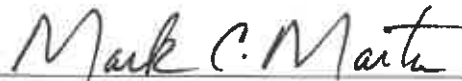


Kathryn R.R. Guerke

STATE OF NORTH CAROLINA - COUNTY OF BUNCOMBE

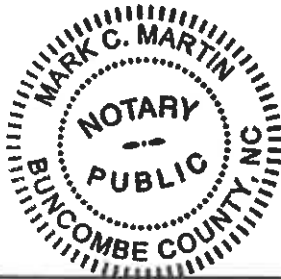
I, a Notary Public of said State and County, certify that, **Andreas U. Guerke and wife, Kathryn R.R. Guerke**, Grantor, personally known to me, or having presented valid proof of identification, personally appeared before me this 12th day of September, 2017, and acknowledged the voluntary execution of the foregoing instrument for the purposes expressed therein.

My commission expires: 03-13-2019



Notary Public
Print Name: Mark C. Martin

(affix notary seal)



[Remainder of Page left Blank Intentionally.]

EXHIBIT A

Lying in the City of Asheville, Buncombe County, North Carolina; being all of Lot 37 as shown on a plat of Hills of Beaverdam, which said plat is duly recorded in the Office of the Register of Deeds for Buncombe County, North Carolina, in Plat Book 57, at Page 44, reference to which is hereby made for a more particular description and being the same property conveyed to Roger Clark by Deed dated April 5, 1991, and recorded in Deed Book 1645, at Page 794, Buncombe County Registry.

Being the same property described in the deed recorded in Book 4246 at Page 1995 in the Buncombe County, North Carolina Registry.