

Type: CONSOLIDATED REAL PROPERTY
Recorded: 6/1/2020 4:45:45 PM
Fee Amt: \$918.00 Page 1 of 3
Revenue Tax: \$892.00
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 5904 PG 1102 - 1104

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$892.00

Parcel Identifier No. 9752-52-6943-00000 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: The Phillip C. Price Law Firm, PLLC, 1200 Ridgefield Blvd Ste 180, Asheville, NC 28806, Box # 32

This instrument was prepared by: Goosmann Rose Colvard & Cramer, P.A., (20-2201 EMC tah)

Brief description for the Index: _____

THIS DEED made this 28th day of May, 2020, by and between

GRANTOR

GRANTEE

Anne Marie Waple, Trustee for the Anne Marie Waple Living Trust dated July 13, 2005 a/k/a the Anne Marie Waple Revocable Living Trust Agreement dated July 13, 2005, and any amendments thereto

Alison Sterling
3 Pathwood Lane
Weaverville, NC 28787

Phyllis Anne Ray, Trustee of the Phyllis Anne Ray Living Trust dated July 13, 2005 a/k/a the Phyllis Anne Ray Revocable Living Trust Agreement dated July 13, 2005, and any amendments thereto
51 Newbridge Parkway, Unit 302
Asheville, NC 28804



Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 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 the Law Office of Goosmann Rose Colvard & Cramer, P.A. without review or examination of the herein described property and no opinions or representations are being made, either expressed or implied, by said law firm or any of its attorneys. This instrument was prepared by Elizabeth L.M. Cramer, 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 4755 page 409.

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 137 page 40.

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.

The Anne Marie Waple Living Trust dated July 13, 2005 a/k/a the Anne Marie Waple Revocable Living Trust Agreement dated July 13, 2005 and any amendments thereto (Entity Name) _____ (SEAL)
Print/Type Name: _____

By: Anne Marie Waple, Trustee
Print/Type Name & Title: Anne Marie Waple, Trustee

_____ (SEAL)
Print/Type Name: _____

The Phyllis Anne Ray Living Trust dated July 13, 2005 a/k/a the Phyllis Anne Ray Revocable Living Trust Agreement dated July 13, 2005 and any amendments thereto (Entity Name) _____ (SEAL)
Print/Type Name: _____

By: Phyllis Anne Ray, Trustee
Print/Type Name & Title: Phyllis Anne Ray, Trustee

_____ (SEAL)
Print/Type Name: _____

State of North Carolina – County of Buncombe

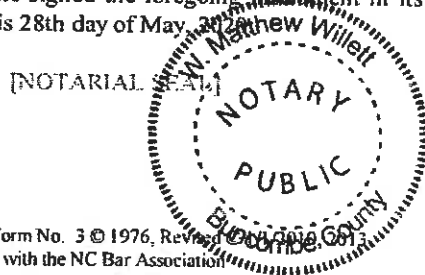
I, the undersigned Notary Public of the County and State aforesaid, certify that Anne Marie Waple, personally appeared before me this day and acknowledged that she is the Trustee of The Anne Marie Waple Living Trust dated July 13, 2005 a/k/a the Anne Marie Waple Revocable Living Trust Agreement dated July 13, 2005, and any amendments thereto, and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 28th day of May, 2020.



W. Matthew Willett
Notary Public: W. Matthew Willett
My commission expires: 03/18/2025

State of North Carolina – County of Buncombe

I, the undersigned Notary Public of the County and State aforesaid, certify that Phyllis Anne Ray, personally appeared before me this day and acknowledged that she is the Trustee of The Phyllis Anne Ray Living Trust dated July 13, 2005 a/k/a the Phyllis Anne Ray Revocable Living Trust Agreement dated July 13, 2005, and any amendments thereto, and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 28th day of May, 2020.



W. Matthew Willett
Notary Public: W. Matthew Willett
My commission expires: 03/18/2025

Exhibit "A"

LYING AND BEING IN REEMS CREEK TOWNSHIP, BUNCOMBE COUNTY, NORTH CAROLINA

BEING all of Lot 3 as set forth on a survey for Stone Mountain Investment Corporation, as recorded in Plat Book 137 at Page 40 of the Buncombe County Register of Deeds Office, reference to said plat being made for a more particular description.

The above-described property being all of that property conveyed in that deed recorded in Record Book 4755, at Page 409 of the Buncombe County, NC Register's Office.

The roadway referenced herein shall be used in reasonable manner for ingress, egress and regress to and from the Dwellings, provided that any damages to the shared roadway shall be remedied and restored by the party causing such damage (including any damages caused by invitees of such party).