

Type: CONSOLIDATED REAL PROPERTY
Recorded: 10/2/2020 4:12:18 PM
Fee Amt: \$842.00 Page 1 of 4
Revenue Tax: \$816.00
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 5957 PG 1246 - 1249

Excise Tax: \$816.00

9685-86-9713-00000

Prepared by: Eva Clement, Clement Law Firm, PLLC, 162 Coxe Avenue, Suite 102 Asheville, NC 28801
Title search not performed by the preparer. This instrument was prepared by Eva Clement, 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.

Return to: Martin Law Firm, P.A., 633 Merrimon Ave., Ste. D, Asheville, NC 28804

Brief Description for the Index: 11 Briar Ridge, Fairview, NC 28730

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this ___ day of September, 2020 by and between:

GRANTOR	GRANTEE
Dane T. Benny and spouse, Maria Benny 245 Creekwood Cove Lane Unit 6-1C Lenoir City, TN 37772	Jonathan T. Whittington and Ashleigh A. Gurtler, as Joint Tenants with Right of Survivorship 11 Briar Ridge Fairview, NC 28730

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 Attached Exhibit "A"

And being all of that property described in deed recorded in Deed Book 4515 at Page 649 of the Buncombe NC Register's Office.

CLF submitted electronically by "Martin Law Firm P.A."
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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is together with and subject to the following exceptions: easements, restrictions, and rights of way of record, apparent or in use, and the 2020 Ad Valorem property taxes, prorated at closing.

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

IN WITNESS WHEREOF, the Grantor has hereunto executed this document, as of the day and year first above written.

By: Dane T. Benny
Dane T. Benny

By: Maria Benny
Maria Benny



<p>SEAL-STAMP</p> 	<p>State of North Carolina County of Buncombe</p> <p>I, Belinda L. Webb a Notary Public of the County and State aforesaid, certify that Dane T. Benny personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.</p> <p>Witness my hand and official stamp or seal, this <u>28</u> day of September 2020.</p> <p><u>Belinda L. Webb</u> Notary Public</p> <p>My commission expires: <u>5-7-2022</u></p>
<p>SEAL-STAMP</p> 	<p>State of North Carolina County of Buncombe</p> <p>I, Belinda L. Webb a Notary Public of the County and State aforesaid, certify that Maria Benny personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.</p> <p>Witness my hand and official stamp or seal, this <u>28</u> day of September 2020.</p> <p><u>Belinda L. Webb</u> Notary Public</p> <p>My commission expires: <u>5-7-2022</u></p>

Exhibit A

9685-86-9713-00000

**11 Briar Ridge
Fairview, NC 28730**

BEING all of Lot 8 of BRIAR RIDGE, as shown on a plat recorded in the Office of the Register of Deeds for Buncombe County, North Carolina in Plat Book 102 at Page 38.

Being all of that property described in that deed recorded in Book 4515 at Page 649 of the Buncombe County, North Carolina Registry.