

Type: CONSOLIDATED REAL PROPERTY
Recorded: 4/19/2023 1:13:48 PM
Fee Amt: \$809.00 Page 1 of 2
Revenue Tax: \$783.00
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 6312 PG 193 - 194

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.

04-19-2023
Date


Deputy Tax Collector

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$783.00

Parcel No. 9710-64-6542-00000

Prepared by and Return to: The Brock Law Firm, PLLC, Annika M. Brock, a licensed NC attorney, 26 N. Liberty Street, Asheville, NC 28801 (Box 27)

Brief description for the Index: 20 Golden Tree Lane, Asheville, NC 28806

THIS DEED made this 14th day of April, 2023, by and between

GRANTOR	GRANTEE
Mary J. Prinz, unmarried 2754 Victory Court Ft. Mill, SC 29715	Kathryn Anne Hoagland, unmarried 20 Golden Tree Lane Asheville, NC 28806

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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in Buncombe County, North Carolina and more particularly described as follows (the "Property"):

BEING all of that tract containing 0.410 of an acre, more or less, as set forth on a plat entitled "Survey for Vickie S. Hurdt," as recorded in Plat Book 179, Page 58, of the Buncombe County Register of Deeds Office, reference to which plat is hereby made for a more particular description of said tract.

TOGETHER WITH the right of way for Golden Tree Lane as set forth on said, map. This conveyance of the right of way shall be made with the duty to join in the maintenance of said road as to keep it in all weather conditions.

BEING the same property described in the deed recorded in Deed Book 5885 at Page 87, Buncombe County Public Registry.

This instrument prepared by Annika M. Brock 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 does include the primary residence of Grantor.

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.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with 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, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Utilities physically located on the Property, ad valorem taxes for the current year and subsequent years, easements and restrictions of record.

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

 (SEAL)
Mary J. Prinz

**STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE**

I, the undersigned notary public of the aforesaid jurisdiction, certify that Mary J. Prinz personally appeared before me this day and, having produced adequate proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 14th day of April, 2023.

My Commission Expires: 11-10-23


(Notary Public)

Print Name: Annika M. Brock

