

BK 5797 PG 649 - 651

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.

08-05-2019

Date

Daniel R. Enigo

Deputy Tax Collector

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$950.00

Parcel Identifier No. 9731-81-5966-00000 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 *dr*

This instrument was prepared by: Goosmann Rose Colvard & Cramer, P.A., 77 Central Ave, Suite H, Asheville, NC 28801 Box # 81
(19-3280)

Brief description for the Index: _____

THIS DEED made this 29th day of July, 2019, by and between

GRANTOR

Phyllis L. Williams and John C. Williams,
married to each other
9482 Seany Drive
Leland, NC 28451

GRANTEE

Sean Corey Claar,
an unmarried person
602 Hidden Springs Drive
Asheville, NC 28804

SCC

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 _____ page _____.

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 _____, page _____.

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.

_____	<u>Phyllis L. Williams</u>	(SEAL)
(Entity Name)	Print/Type Name: <u>Phyllis L. Williams</u>	
By: _____	<u>John C. Williams</u>	(SEAL)
Print/Type Name & Title: _____	Print/Type Name: <u>John C. Williams</u>	
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 Phyllis L. Williams and John C. Williams 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 July, 2019.

My Commission Expires: 6/6/2021

Alla Arauz
Notary Public Alla Arauz

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.

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

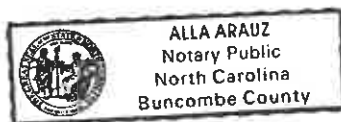


EXHIBIT "A"

Being all of Lot 24 of Section II of Sunny Ridge Estates as shown on that plat recorded in Plat Book 60, at Page 9 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 4918, at Page 1506 of the Buncombe County, NC Register's Office.

A handwritten signature in black ink, appearing to be "J. C. [unclear]", is written over a horizontal line.