

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$90.00

Parcel Identifier No. 9733-50-6646-00000 Verified by _____ County on the ____ day of _____, 20____

By: _____

Mail/Box to: Worley & Peltz, PLLC, 7 Orchard Street, Suite 100, Asheville, NC 28801

This instrument was prepared by: Worley & Peltz, PLLC, 7 Orchard Street, Suite 100, Asheville, NC 28801

Brief description for the Index: _____

THIS DEED made this 11th day of December, 2015, by and between

GRANTOR

Maverick Reed and Alexandria Reed,
 husband and wife
 101 Burlwood Court
 Asheville, NC 28804

GRANTEE

Ryan N. LeBlanc and Monica B. LeBlanc,
 husband and wife
 37 Imperial Court
 Asheville, NC 28803

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 _____ Township, Buncombe County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein.

This instrument prepared by Jason M. Peltz, a licensed NC attorney. Delinquent taxes, if any, are 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 5174 page 1328

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

A map showing the above described property is recorded in Plat Book _____ page _____

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

(Entity Name)

By: _____

Print/Type Name & Title: _____

By: _____

Print/Type Name & Title: _____

By: _____

Print/Type Name & Title: _____

M C Reed (SEAL)
Print/Type Name: Maverick Reed

Alexandria Reed (SEAL)
Print/Type Name: Alexandria Reed

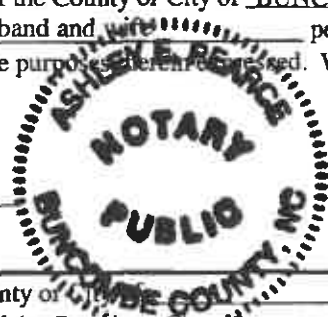
(SEAL)
Print/Type Name: _____

(SEAL)
Print/Type Name: _____

State of North Carolina - County or City of BUNCOMBE

I, the undersigned Notary Public of the County or City of BUNCOMBE and State aforesaid, certify that Maverick Reed and Alexandria Reed, husband and wife 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 11th day of December, 2015.

My Commission Expires: March 18, 2018
(Affix Seal)



Ashley E. Pearce
Ashley E. Pearce Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ 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 _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

EXHIBIT "A"

LYING IN BUNCOMBE COUNTY, NORTH CAROLINA

BEGINNING at an iron pipe, said iron pipe being located at the northernmost corner of Lot 22 as shown on a plat of Rolling Acres, recorded in Plat Book 34, at Page 45 of the Buncombe County Register of Deeds Office and from the beginning corner thus established, runs North 26 deg. 36 min. West 289.25 feet to a point marking the northeastern corner of Lot 13 as shown on said plat; thence North 63 deg. 03 min. East 169.14 feet to a point located in the northwest corner of Lot 14 of the aforementioned plat; thence with Lot 14, South 26 deg. 57 min. East 125.0 feet; thence South 77 deg. 03 min. East 81.32 feet to a point located in East Westwood Place; thence with the right of way for East Westwood Place, on a radius of 180 feet, curving to the South and East, an arc distance of 125.66 feet; thence leaving the right of way for East Westwood Place and running with the northern line of Lot 21, South 62 deg. 57 min. West 190.20 feet to the point or place of **BEGINNING**.

BEING all of that property designated as "Reserved" as shown on a plat as recorded in Plat Book 34, at Page 45 of the Buncombe County Register of Deeds Office.

IT IS understood that the subject property is conveyed without the benefit of the 20 foot right of way running from Westwood Place as shown on the aforementioned plat; said right of way having been withdrawn in Deed Book 1215 at Page 25 of the Buncombe County Register of Deeds Office.

AND BEING all of that property described in that deed recorded in Book 5174, at Page 1328, in the Office of the Register of Deeds for Buncombe County, North Carolina.

TOGETHER WITH AND SUBJECT TO easements, rights of way and conditions, covenants and restrictions that apply to the property described above, including but not limited to those restrictions recorded in Book 944, at Page 366, in the Office of the Register of Deeds for Buncombe County, North Carolina.

