Workflow No. 0000468980-0001

Doc ID: 031782710003 Type: CRP
Recorded: 05/22/2018 at 02:40:49 PM
Fee Amt: $3.026.00 Page 1 of 3
Revenue Tax: $3,000.00
Workflow# 0000468980-0001
Buncombe County, NC
Drew Reisinger Register of Deeds
BK5666 PG489-491

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $3,000.00
Tax Parcel Identification Number (PIN): 9740-21-2539-00000
Mail after recording to: Reed Law Firm. 168B S. Liberty St., Asheville, NC 28801 Box 23
This instrument is prepared by Zeno B. Lancaster, Attorney at Law. (NO TITLE SEARCH)

This instrument is prepared by Zeno B. Lancaster, a licensed North Carolina Attorney. Delinquent taxes, if any, are to be paid by the closing attorney to the County Tax Collector upon disbursement of the closing proceeds.

THIS DEED made this the 15 day of May, 2018, by and between

GRANTOR	GRANTEE
JOHN TOTH and wife, KATALIN TOTH **ADDRESS:** **5335 Ridan Way** **Palm Beach Gardens, FL 33418**	**DOUGLAS LAIRD KEENE and wife, SARAH MORTON KEENE** **ADDRESS:** **92 Horizon Hill Road** **Asheville, NC 28804**

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

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unto the Grantee in fee simple, all that certain lot or parcel of land situated in BUNCOMBE County, State of North Carolina, and more particularly described as follows:

SEE ATTACHED EXHIBIT A

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 the 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 subject to the following exceptions: Subject to easements, restrictions and rights of way of record

The property described herein _____ does X does not include the primary residence of the Grantor(s).

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

_____ (SEAL)
JOHN TOTH

_____ (SEAL)
KATALIN TOTH

State of North Carolina, County of Buncombe

I, a Notary Public of the County and State aforesaid, certify that JOHN TOTH and KATALIN TOTH personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 15 day of May, 2018.

Brianna L. Buckingham
NOTARY PUBLIC
My commission expires: 7/26/20

Notary seal

BRIANNA L. BUCKINGHAM
Notary Public
Buncombe Co.
My Commission Expires
07/26/2020
NORTH CAROLINA

EXHIBIT A

Lying in the City of Asheville, Buncombe County, North Carolina and being all of Tract B, containing 2.057 acres, more or less, as shown on that Plat entitled "Subdivision of the Property of Deborah F. Dennison" as shown on a Plat thereof recorded in the Office of the Register of Deeds for Buncombe County, North Carolina in Plat Book 77, at Page 83, reference to which is hereby made for a more particular description of said Lot.

This above-described property is conveyed together with and subject to those rights of way of Hillary Drive and Horizon Hill Drive as more particularly described on the aforesaid Plat.

Being the same property described *in* the Deed *recorded in* Book 5460, at Page 461 of the Buncombe County, NC Registry.



