Type: CONSOLIDATED REAL PROPERTY
Recorded: 9/29/2020 12:10:13 PM
Fee Amt: $926.00 Page 1 of 3
Revenue Tax: $900.00
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 5955 PG 106 - 108

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $900.00

Parcel Identifier No. 9740-51-4265-00000 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 #

This instrument was prepared by: Goosmann Rose Colvard & Cramer, P.A., 77 Central Ave, Suite H, Asheville, NC 28801 Box # 81 (20-5237)

Brief description for the Index: _____

THIS DEED made this 21st day of September, 2020, by and between

GRANTOR	GRANTEE
Jerome Lee Davidow and Barbara Sue Davidow, married to each other 40 Ridgeview Drive Asheville, NC 28804	James Frederick Wornall, Jr. 5088 English Terrace Alexandria, VA 22304

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 the Law Office of Goosmann Rose Colvard & Cramer, P.A. without review or examination of the herein described property and no opinions or representations are being made, either expressed or implied, by said law firm or any of its attorneys. 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 5572 page 1308.

All or a portion of the property herein conveyed does include the primary residence of a Grantor.

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North Carolina Bar Association - NC Bar Form No. 3
North Carolina Association of Realtors, Inc. - Standard Form 3

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.

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.

See Exceptions Exhibit A attached hereto.
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

_____ (Entity Name)	_____ (SEAL) Print/Type Name: Jerome Lee Davidow
By: _____ Print/Type Name & Title: _____	_____ (SEAL) Print/Type Name: Barbara Sue Davidow
By: _____ Print/Type Name & Title: _____	_____ (SEAL) Print/Type Name: _____
By: _____ Print/Type Name & Title: _____	_____ (SEAL) Print/Type Name: _____

State of North Carolina – County of Buncombe

I, the undersigned Notary Public of the County and State aforesaid, certify that Jerome Lee Davidow and Barbara Sue Davidow 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 21st day of September, 2020.

My Commission Expires: 4/21/2021

JOHN R. ROSE NOTARY PUBLIC BUNCOMBE COUNTY, NC

_____
Notary Public: JOHN R. ROSE

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.

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

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EXHIBIT "A"

Being all of Lot No. 3 and the western one-half of Lot No. 2, of Block P, as shown on a plat which is recorded in the Buncombe County Public Registry in Plat Book 9. at Page 94. and more particularly described as follows:

Beginning at a stake in the southern margin of Gracelyn Road, at the Northeast comer of Lot 4 of said block and plat, and runs thence with said margin of said road, South 79° 20' East 97.5 feet to a stake; thence South 10° 40' West 150 feet to a stake in the Northern margin of an alley; and runs thence with said margin of said alley, North 79° 20' West 97.5 feet to a stake at the Southeast comer of said Lot 4; and rnns thence with the dividing line between Lots 3 and 4, North 10° 40' East 150 feet to the place of Beginning.

The above-described property is all of that property conveyed in that deed recorded in Record Book 5572, at Page 1308 of the Buncombe County, NC Register's Office.

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