Type: CONSOLIDATED REAL PROPERTY
Recorded: 8/31/2021 10:02:55 AM
Fee Amt: $226.00 Page 1 of 3
Revenue Tax: $200.00
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 6113 PG 1381 - 1383

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.
08-31-2021
Date Deputy Tax Collector

Excise Tax $200

# NORTH CAROLINA WARRANTY DEED

Tax Lot No. _____ Parcel Identifier No. 9751-03-7126
Verified by _____ County on the _____ day of _____ 2021

Mail after recording to: _____

This instrument prepared by: J.Todd Bailey, a licensed North Carolina attorney. X (If checked) Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: Three new portions from Lot 5, Ridgehaven Estates

THIS DEED made this 23 day of August 2021, by and between

| GRANTOR | GRANTEE |
|---|---|
| BARRY ZIPPER and wife,<br>IRENE ZIPPER<br><br>928 Monterey Valley Drive<br>Chapel Hill, NC 27516 | FREDERICK MARSHALL WHITMEYER, JR, TRUSTEE OF THE FREDERICK MARSHALL WHITMEYER TRUST; and TAMARA KELLY GOODMAN, 0.77 acre western portion;<br>THE CRAIG-WISE FAMILY LIMITED PARTNERSHIP, a 0.77 acre middle portion; and<br>KEVIN PARKS and wife, NANCY CLAYTON, 0.77 acre eastern portion,<br>ALL ACCORDING TO EXHIBIT "A" ANNEXED<br>390 Lynn Cove Road<br>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 unto the Grantee in fee simple, all those certain

Submitted electronically by "Bailey and Bailey PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Buncombe County Register of Deeds.

tracts or parcels of land situated in Buncombe County, North Carolina more particularly described as follows:

Lying in Beaverdam Township, Buncombe County, North Carolina, being all of Lot 5 shown on a plat of Ridgehaven Estates which is recorded in Buncombe County Plat Book 62, at pages 132 and 133, re-surveyed for re-combination in plat filed 8/18/21 in Plat Book 220, page 95, Buncombe County (being all three 0.77 acre tracts shown thereon), together with non-exclusive perpetual rights of way for ingress, egress, and regress over and across the roads shown on the above plats as well as over Sassyfras Road to Lynn Cove Road, and being the same real property described in that Deed recorded in Buncombe County Book 1869, at page 144. There is excepted and reserved from the foregoing a non-exclusive perpetual right of way and easement over the said existing roads, whether shown on said plats or otherwise, for the benefit of the Grantor, its successor interest in ownership of Lot 8 of said plat and for benefit of all other parties entitled to the use thereof. And further subject to a Restated Road Maintenance Agreement recorded in Book 5514, page 1034 Buncombe County Registry.

The property hereinabove described was acquired by instrument recorded in Book 4389, page 992, Buncombe County Registry.

Plats showing the foregoing premises are recorded in Plat Book 62 at pages 132 and 133 and Book 220, page 95, Buncombe County Registry

All or a portion of the property herein conveyed ___includes or _x___ does not include the primary residence of a Grantor.

**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 to and with Grantee, that Grantor is seized of the premises in fee simple; has the right to convey the same in fee simple; that the 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:

**IN WITNESS WHEREOF**, the GRANTORS have hereunto set their hands and affixed their seals the day and year first above written.

Barry Zipper (SEAL) Irene Zipper (SEAL)

**STATE OF NORTH CAROLINA**
**County of Orange**

I Lisa A. Ghia-Huffman, a Notary Public of Durham County and State aforesaid, certify that Barry Zipper and wife, Irene Zipper personally came before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal or stamp, this 23rd day of August 2021.

Notary Public

My Commission Expires: 12/29/2021

[Affix Seal]

LISA A. GHIA-HUFFMAN NOTARY PUBLIC DURHAM COUNTY, NC

**EXHIBIT "A"**

It is the intent, purpose, and effect of this conveyance to convey all of Lot 5 in Ridge Haven Estates shown in Plat Book 62, pages 132 and 133 acquired by Grantors in Book 4389, page 992 (PIN 9751-93-7126) as divided in a recombination survey appearing of record in Plat Book 220, page 95, divided among the Grantees to be recombined with their respective adjoining premises as follows:

A. The westernmost 0.77 acre tract shown on the Plat in Book 220, page 95 is conveyed to Frederick Marshall Whitmeyer,Jr. Trustee and Tamara Kelly Goodman, to be recombined with their adjoining premises described in Book 6075, page 925 (PIN 9751-93-5021);
B. The middle 0.77 acre tract shown on the Plat in Book 220, page 95, is conveyed to The Craig-Wise Family Limited Partnership, to be recombined with its adjoining premises described in Book 3042, page 659 (PIN 9751-92-6896); and
C. The easternmost 0.77 acre tract shown on the Plat in Book 220, page 95 is conveyed to Kevin Parks and wife, Nancy Clayton, to be recombined with their adjoining premises described in Book 5931, page 1401 (PIN 9761-03-0038).

Type: CONSOLIDATED REAL PROPERTY
Recorded: 6/3/2021 4:41:27 PM
Fee Amt: $26.00 Page 1 of 3
Revenue Tax: $0.00
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 6075 PG 925 - 927

# NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: **NONE**

Parcel Identifier No: **975193502100000**

Mail/Box to: Grantee

This instrument was prepared by: W. Samuel Weathers, A NC Licensed Attorney,720-A, W. Hargett St, Raleigh, NC 27603

*Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.*

Brief description for the Index: **Lot 8 Ridgehaven Estates**

THIS DEED is made on the date set forth below in the acknowledgment hereof by and between:

| GRANTOR | GRANTEE |
|---|---|
| **Frederick Marshall Whitmeyer, Jr., Trustee of The Frederick Marshall Whitmeyer, Jr. Revocable Trust** | **Frederick Marshall Whitmeyer, Jr., Trustee of The Frederick Marshall Whitmeyer, Jr. Revocable Trust, and Tamara Kelly Goodman, unmarried as Tenants in Common** |
| **364 Lynn Cove Rd. Asheville, NC 28804** | **The interest conveyed herein are unequal, and are determined by an agreement between the Grantees dated 09/17/2019, and amendments thereto.** **364 Lynn Cove Rd. Asheville, NC 28804** |

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 or parcel of land situated in **Buncombe** County, North Carolina and more particularly described as follows:

***See Exhibit "A" attached hereto and incorporated herein by reference.***

The property hereinabove described was acquired by Grantor by instrument recorded in Book **5847**, Page **223**, Buncombe County Registry.

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

A map showing the above described property is recorded in Plat Book **62**, Page **133** Buncombe County Registry.

***Submitted electronically by W. Samuel Weathers Attorney at Law in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Buncombe County Register of Deeds.***

simple.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year acknowledged below.

(X) _____ (SEAL)
**Frederick Marshall Whitmeyer, Jr., Trustee of The Frederick Marshall Whitmeyer, Jr. Revocable Trust**

---

State of NC - County of Buncombe

I, the undersigned Notary Public of the County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **Frederick Marshall Whitmeyer, Jr as Trustee of The Frederick Marshall Whitmeyer, Jr. Revocable Trust.**.

SEAL

**Vicente Hernandez**
Notary Public
Buncombe County, NC

Notary Signature: _____

Notary Printed Name: Vicente Hernandez

My Commission Expires: 11-14-2023

---

**EXHIBIT "A"**

BEING all of Lot 8, as shown on that plat of Ridgehaven Estates, recorded in Plat Book 62, at Page 133, in the Office of the Register of Deeds for Buncombe County, North Carolina, reference to which plat is hereby made for a more particular description of said Lot.

AND BEING all of that property described in that deed recorded in Book 1890, at Page 90, in the Office of the Register of Deeds for Buncombe County, North Carolina.

TOGETHER WITH AND SUBJECT TO all easements, rights of way, conditions, covenants and restrictions appurtenant to the property described above, including but not limited to a non-exclusive right of way over the roads shown on the above Plat, as well as on the plat recorded in Plat Book 62, at Page 132, as well as over Sassyfras Road to Lynn Cove Road, all in the Office of the Register of Deeds for Buncombe County, North Carolina.