

Workflow No. 2678913

CLP



Doc ID: 021876660003 Type: CRP
Recorded: 04/07/2009 at 02:26:16 PM
Fee Amt: \$4,326.00 Page 1 of 3
Excise Tax: \$4,306.00
Workflow# 2678913
Buncombe County, NC
Otto W. DeBruhl Register of Deeds

BK 4667 PG 1687-1689

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ ~~4,326.00~~ 4,306.00

Parcel Identifier No. 9649-11-8457.00000 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: David English, Robert & Stevens, PA, Register of Deeds Box # 39

This instrument was prepared by: Johnson Law Firm, P.A., without benefit of title search

Brief description for the Index: LT 1 PLAT BOOK 85 PAGE 20,

THIS DEED made this 7th day of April, 2009, by and between

GRANTOR	GRANTEE
Montford Gateway Phase II, LLC, a North Carolina Limited Liability Company	Asheville Board of Realtors, Inc., a North Carolina Non-Profit Corporation 37 Montford Avenue Asheville, NC 28801

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 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.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3747 page 114.

A map showing the above described property is recorded in Plat Book 85 page 20.

NC Bar Association Form No. L-3 © 1976, Revised © 1977, 2002

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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: Easements, restrictions, rights of way of record and to any utility lines in existence over or under the subject property and Ad Valorem taxes for the current year.

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

MONTFORD GATEWAY PHASE II, LLC, a North Carolina limited liability company _____ (SEAL)

By: [Signature] _____ (SEAL)
Title: Member/Manger

By: _____ (SEAL)
Title: _____

By: _____ (SEAL)
Title: _____

State of North Carolina - County of _____

I, the undersigned Notary Public of the County 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: _____
Notary Public

State of North Carolina - County of Buncombe

I, the undersigned Notary Public of the County and State aforesaid, certify that Kevin S. Kerr personally came before me this day and acknowledged that he is the Member/Manger of Montford Gateway Phase II, LLC, 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 7th day of April, 2009

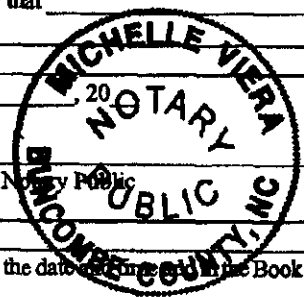
My Commission Expires: 4/30/2012 [Signature]
Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____

My Commission Expires: _____



The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time shown in the Book and Page shown on the first page hereof.

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

Exhibit "A"

Being all of Lot 1, consisting of 0.40 acres, more or less, as shown on that Plat as is recorded in Plat Book 85, at Page 20, in the Office of the Register of Deeds for Buncombe County, North Carolina, reference to which plat is hereby made and incorporated herein for a more particular description of said Lot.

TOGETHER WITH AND SUBJECT TO that common drive as described in that Reciprocal Easement Agreement recorded in Book 2584, beginning at Page 368, of the aforesaid Registry, reference to which Easement is hereby made for a more particular description of said Easement. Also together with and subject to that Agreement for Wall Easement recorded in Book 2706, beginning at Page 505, of the aforesaid Registry, reference to which Agreement is hereby made for a more particular description of said Easement.

TOGETHER WITH AND SUBJECT TO those rights of way and easements as are shown on the above referenced plat and those rights of way, easements and restrictive covenants as are recorded in the aforesaid Registry, reference to which are hereby made and incorporated herein.

Being all of that property described in that deed recorded in Deed Book 3747, beginning at Page 114, of the aforesaid Registry.

This Deed was prepared by the Johnson Law Firm, P.A. without review or examination of title of the herein conveyed parcel and no opinions or representations are being made whatsoever, either express or implied, by said law firm or its attorneys or agents, as to the quality, marketability or insurability of the parcel herein conveyed.

37 Montford Ave.
PIN: 9649-11-8457.00000