

BK 2016 PG 214

REGISTERED

SC 100 31 P 422

Excise Tax \$ —

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
 Verified by County on the day of, 19....
 by

Mail after recording to Grantee Below

This instrument was prepared by COGBURN GOOSNARD, RAZIL & ROSE, PA

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 2nd day of February, 1997, by and between

GRANTOR

James Harold Clevenger and wife,
Phyllis B. Clevenger

GRANTEE

David Adam Young and wife,
Helen Clevenger Young
110 A Patton Hill Road
Swannanoa, NC 28778

Enter in appropriate block for each party: name, 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 the City of Swannanoa, Township,

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

See attached Exhibit A

No Title Work Performed by Preparer

BK 2016 PG 215

Exhibit A

Deed from James Harold Clevenger and wife, Phyllis B. Clevenger to David Adam Young and Helen Clevenger Young

Beginning at an iron pin located at the common western corners of Lots 3 and 4 as shown on a Plat of the Ada Clevenger Estate as recorded in the Office of the Register of Deeds for Buncombe County, North Carolina in Plat Book 52 at Page 6 and from said point of beginning thus established, runs with the western boundary of the aforesaid Lot 4, North 04 deg. 43' 16" East 190.00 feet to an iron pin; thence South 88 deg. 30' 11" East 210.00 feet to an iron pin; thence South 04 deg. 43' 16" West 363.76 feet to an iron pin; thence North 88 deg. 30' 11" West 210.00 feet to an iron pin in the western boundary of a 30' right of way and the western boundary of Lot 3 of the aforesaid Plat; thence with the western boundary of said Lot 3, runs North 04 deg. 43' 16" East 173.76 feet to the point and place of beginning containing 1.75 acres, more or less, as shown on a survey dated March 27, 1998 prepared for James Harold Clevenger by Bartlett Surveying bearing Drawing No. 39598B and being a portion of Lot 3 and Lot 4 of the aforesaid Plat.

The above tract is conveyed together with and subject to a thirty (30) foot right of way running along the western boundary of Lots 3 and 4 as further shown in Plat Book 52 at Page 6 of the aforesaid Registry. This right of way was formerly indicated in the aforesaid Plat as a twenty (20) foot right of way but is being enlarged to a thirty (30) foot right of way by the recording of this Deed.

NO TITLE WORK PERFORMED BY PREPARER

BK 2016 PG 216

The property hereinabove described was acquired by Grantor by instrument recorded in

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements, restrictions, rights of way of record and to any utility lines in existence over or under the subject property.

1998 ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

.....
(Corporate Name)
My:
..... President
ATTEST:
.....
..... Secretary (Corporate Seal)

USE BLACK INK ONLY

SEAL-STAMP

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that James Harold Clevenger and wife Phyllis B. Clevenger

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 2nd day of February 1978.

My commission expires: 11-1-99

SEAL-STAMP

NORTH CAROLINA, County.

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

personally came before me this day and acknowledged that he is Secretary of a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by as its Secretary. Witness my hand and official stamp or seal, this day of 19.....

My commission expires: Notary Public

The foregoing Certificate(s) of George S. Baseman, Jr.

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.

By D. W. DeBussche, REGISTER OF DEEDS FOR COUNTY
..... Deputy/Assistant - Register of Deeds