

BK 2016 PG 220

REGISTERED

'98 MAR 31 P4:23

Excise Tax \$

Recording Time, Book and Page

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

Mall after recording to Grantee Below

This instrument was prepared by COBURN GOOSMAN, HAZEL & 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,

...Runcombe... County, North Carolina and more particularly described as follows:

See attached Exhibit A

No Title Work Performed by Preparer

75

BK 2016 PG 221

Exhibit A

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

Beginning at a point within the center of a creek known as Pibbims Branch at the northernmost corner of Lot 4 as shown on a Plat of the property 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 thence with the center of said creek, runs the following seven (7) calls and distances: South 23 deg. 52' 27" East 65.16 feet, South 06 deg. 23' 01" East 42.00 feet, South 18 deg. 48' 07" East 223.77 feet, South 13 deg. 31' 10" East 174.07 feet, South 14 deg. 27' 40" East 153.39 feet and South 18 deg. 07' 43" East 291.59 feet to a 1/2" iron rod; thence leaving said centerline of said creek, runs North 79 deg. 37' 36" West 166.73 feet to an axle; thence North 88 deg. 30' 11" West 253.01 feet to an iron pin; thence North 04 deg. 43' 16" East 363.76 feet to an iron pin; thence North 88 deg. 30' 11" West 210.00 feet to an iron pin; thence North 04 deg. 44' 52" East 132.42 feet to a planted stone; thence North 16 deg. 31' 55" West 361.46 feet to a planted stone; thence North 81 deg. 30' 18" East 388.63 feet to the point and place of beginning containing 7.734 acres, more or less, as shown on the surveys prepared for Adam Young by Bartlett Surveying dated March 5, 1998 bearing Drawing No. 39598A and dated March 27, 1998 bearing Drawing No. 395988 and being a portion of Lots 3 and 4 of the aforesaid Plat.

The above tract is conveyed subject to an extension of the 30' right of way shown in Plat Book 52 at Page 6 leading from the easternmost corner of the above described tract to the remaining property of Grantor herein which Grantor reserves unto themselves, their heirs, successors and assigns.

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 222

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)
 By:
 President
 ATTEST:

 Secretary (Corporate Seal)
 (SEAL)

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 1999.

My commission expires: 11-1-99

SEAL-STAMP NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify 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
 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 REGISTER OF DEEDS FOR COUNTY
 Deputy/Assistant - Register of Deeds