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Doc ID: 016107800003 Type: CRP
Recorded: 06/14/2005 at 02:11:35 PM
Fee Amt: \$750.00 Page 1 of 3
Excise Tax: \$730.00
Workflow# 1901044
Buncombe County, NC
Otto W. DeBruhl Register of Deeds

BK 4048 PG 197-199

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 730.00

Parcel Identifier No. 961901361738&0697 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Richard J. Maita, Law Offices of Richard J. Maita, P.A., 35A Montford Avenue, Asheville, NC 28801

This instrument was prepared by: Law Offices of Richard J. Maita, P.A., 35A Montford Avenue, Asheville, NC 28801

Brief description for the Index: _____

THIS DEED made this 9th day of May, 2005, by and between

GRANTOR	GRANTEE
Clifton W. Perry and wife, Sharon M. Perry	Daryl Keith Carson and wife, Elizabeth C. Carson 50 & 52 Smith Road Leicester, NC 28748 Mailing address: 28 Sweet Briar Ct. Asheville, NC 28803

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 Leicester, _____ Township, Buncombe County, North Carolina and more particularly described as follows:
See Attached

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

A map showing the above described property is recorded in Plat Book 93 page 73.

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:

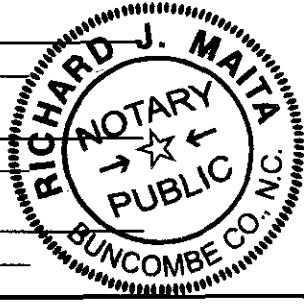
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name) Clifton W. Perry (SEAL)

By: _____
Title: _____ Sharon M. Perry (SEAL)
Sharon M. Perry

By: _____
Title: _____ (SEAL)

By: _____
Title: _____ (SEAL)



State of North Carolina - County of Buncombe
I, the undersigned Notary Public of the County and State aforesaid, certify that Clifton W. Perry and wife, Sharon M. Perry 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 9th day of May, 2005

My Commission Expires: 2/22/2008

Notary Public

State of North Carolina - County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that _____ of _____, 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 _____ day of _____, 20__.

My Commission Expires: _____

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 _____, 20__.
My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of Richard J Maith 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: OT Ho Register of Deeds for Buncombe County
Cindy Hines Deputy/Assistant - Register of Deeds

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ATTACHMENT

BEING the property known as 52 Smith Road and being the 1.000 Acre Tract designated as 52 Smith Road (which lies immediately to the south of the 1.000 Acres Tract designated as 50 Smith Road), as shown on the plat recorded in Buncombe County Plat Book 93 at Page 73.

BEING the same property as conveyed by deed recorded in Deed Book 3691, at Page 370, Buncombe County Registry.

PIN # 9619.01-36-0697

BEING the property known as 50 Smith Road and being the 1.000 Acres Tract designated as 50 Smith Road (which lies immediately to the north of the 1.000 Acres Tract designated as 52 Smith Road), as shown on the plat recorded in Buncombe County Plat Book 93 at Page 73.

BEING the same property as conveyed by deed recorded in Deed Book 3691, at Page 368, Buncombe County Registry.

PIN # 9619.01.36.1738

Property address is 50 & 52 Smith Road, Leicester, NC 28748

46448

50 & 52 Smith Road, Leicester, NC 28748