

BK4958 PG1689-1691

2/27/12
Date

C. M. B.
Tax Collector Deputy

Excise Tax: \$ 950.00

Mail/Box to: The Phillip C. Price Law Firm, PLLC Post Office Box 1296 Enka, NC 28728 - Box 32 (12-0054)

This instrument was prepared by: The Phillip C. Price Law Firm, PLLC Post Office Box 1296 Enka, NC 28728

Brief description for the Index:

THIS DEED made this 27th day of February, 2012 by and between

GRANTOR

John E. Hanzlik and wife,
Stephanie Pope Hanzlik
P. O. Box 162
Kernville, CA 93238

GRANTEE

Marc J. Meister and wife,
Teckla H. Meister
158 Black Oak Drive
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 the City of _____, _____ 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 _____ page _____.

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

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

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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.

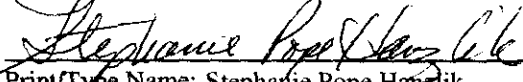
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: Easements, restrictions, rights of way of record and utility lines readily apparent and in existence over and under the subject property. 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.

By: _____
Print/Type Name & Title: _____


Print/Type Name: John E. Hanzlik (SEAL)

By: _____
Print/Type Name & Title: _____


Print/Type Name: Stephanie Pope Hanzlik (SEAL)

By: _____
Print/Type Name & Title: _____

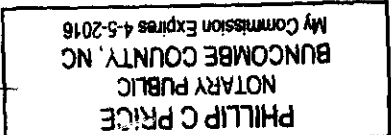
Print/Type Name: _____ (SEAL)

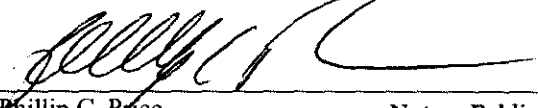
By: _____
Print/Type Name & Title: _____

Print/Type Name: _____ (SEAL)

State of North Carolina - County or City of Buncombe
I, the undersigned Notary Public of the County or City of Buncombe and State aforesaid, certify that John E. Hanzlik and wife, Stephanie Pope Hanzlik 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 27th day of February, 2012.

My Commission Expires: April 5, 2016
(Affix Seal)




Phillip C. Price Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ 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: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____
Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

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Exhibit "A"
for
Meister

Being all of **Lot 11, Section III** of **The Forest** subdivision as shown on a plat duly recorded in the office of the Register of Deeds for Buncombe County, NC in **Plat Book 58, Page 15**, reference to said plat is made for a metes and bounds description of said Lot.

The above described property is conveyed together with and subject to the benefits and burdens of that easement for ingress and egress as shown on the above described plat as modified by that Waiver and Modification of Protective Covenants and Consent to Relocation of Right of Way recorded in Book 2976 at Page 612, Buncombe County Registry; and together with and subject to the benefits and burdens of that easement to maintain views for the benefit of Lot 12, including the right to cut down no more than ten (10) trees on Lot 11 as reserved in Deed recorded in Book 2976 at 615, said Registry.

The above described property is further conveyed together with and subject to the benefits and burdens of that easement for water tank located on the western edge of Lot 12 and an easement around said tank for access and maintenance for the benefit of The Forest Water Association as set forth in Deed recorded in Book 2020 at Page 529, said Registry.

The above described property is further conveyed together with and subject to the benefits and burdens of those rights of way, easements and restrictive covenants as recorded in the Buncombe County, North Carolina Register's Office; reference to which is hereby made and incorporated herein.

The property described herein is all of that property described in that deed recorded in Record Book 4452, at Page 1867 of the Buncombe County, NC Register's Office.

12-0054

