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Fee Amt: \$1,920.00 Page 1 of 3
Excise Tax: \$1,900.00
Workflow# 1965772
Buncombe County, NC
Otto W. DeBruhl Register of Deeds
BK 4125 PG 953-955

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1,900.00

Parcel Identifier No. 9648.16-93-1199 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Cogburn Goosmann Brazil & Rose, PA, P.O. Box 7436, Asheville, NC 28802 BOX 81

This instrument was prepared by: Cogburn Goosmann Brazil & Rose, PA (05-4525) GFG/cs *KB*

Brief description for the Index: _____

THIS DEED made this 21st day of October, 2005, by and between

GRANTOR	GRANTEE
Vanessa Cram Byrd a/k/a Vanessa A. Cram and husband, John Byrd, III and Jason Lee Eller a/k/a Jason L. Eller, unmarried	Kevin Marland Gentry and Cresta A. Heltemes 21 Chiles Avenue 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 Asheville, _____ Township, Buncombe County, North Carolina and more particularly described as follows:
See Attached Exhibit A, attached hereto and incorporated herein.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3610 page 553.

A map showing the above described property is recorded in Plat Book 4 page 34.

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 any utility lines in existence over or under the subject property. Ad valorem taxes for the current year (prorated as

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

(Entity Name)

Vanessa Cram Byrd (SEAL)
Vanessa Cram Byrd

By: _____
Title: _____

Jason Lee Eller (SEAL)
Jason Lee Eller

By: _____
Title: _____

John Byrd, III (SEAL)
John Byrd, III

By: _____
Title: _____

(SEAL)

State of North Carolina - County of Buncombe

I, the undersigned Notary Public of the County and State aforesaid, certify that Vanessa Cram Byrd a/k/a Vanessa A. Cram and husband John Byrd, III and Jason Lee Eller a/k/a Jason L. Eller 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 21st day of October, 2005

My Commission Expires: November 1, 2009

George F. Goosmann, Jr.
Notary Public George F. Goosmann, Jr.

State of North Carolina - County of _____

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

Exhibit A

Being all of **Lot 16-C** as shown on that plat recorded in **Plat Book 4, at Page 34** of the Buncombe County, NC Register's Office; reference to which Plat is hereby made for a more particular description of said Lot.

Together With and Subject To those easements and rights of way shown on the above-referenced Plat and as recorded in the Buncombe County, NC Register's Office.

And being all of that property described in deed recorded in Book 3610, at Page 553 of the Buncombe County, NC Register's Office.

