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Recorded: 04/15/2004 at 02:31:05 PM
Fee Amt: \$474.00 Page 1 of 3
Excise Tax: \$454.00
Workflow# 1786260
Buncombe County, NC
Otto W. DeBruhl Register of Deeds
BK **3610** PG **553-555**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 454.00

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

Mail/Box to: Judson N. Hollifield, Box #59

This instrument was prepared by: Hollifield Law Offices, P.C., One Oak Plaza, Suite 207, Asheville, NC 28801

Brief description for the Index: _____

THIS DEED made this 13th day of April, 2004, by and between

GRANTOR	GRANTEE
Hope W. Ryan, unmarried	Vanessa A. Cram, unmarried Jason L. Eller, unmarried 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 Exhibit "A" attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 900 page 229.

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 current ad valorem property taxes to be pro-rated at closing.

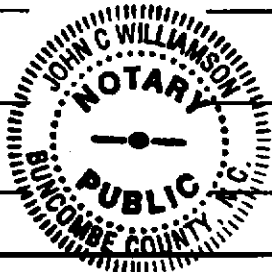
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name) Hope W. Ryan (SEAL)
Hope W. Ryan

By: _____ (SEAL)
Title: _____

By: _____ (SEAL)
Title: _____

By: _____ (SEAL)
Title: _____



State of North Carolina - County of Buncombe
I, the undersigned Notary Public of the County and State aforesaid, certify that Hope W. Ryan 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 13th day of April, 2004

My Commission Expires: January 29, 2009
John C. Williamson
Notary Public John C. Williamson

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, 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 John C. Williamson 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: Artha W. DeBriehl Register of Deeds for Buncombe County
Alfred A. Salvo Deputy/Assistant - Register of Deeds

Exhibit A

Vanessa Cram

**21 Chiles Avenue
Asheville, North Carolina 28803**

BEGINNING at a stake at the point of intersection of the South Margin of Lakeview Drive with the West margin of Craggy Circle, and runs thence with said West margin of Craggy Circle, South 3 deg. 0' West 150 feet to the point of intersection of said margin of said Circle with the North margin of Holland place; thence with the North margin of Holland Place; North 58 deg. 22' West 115.68 feet to a stake, the Southeast corner of Lot No. 16-B of a plat hereinafter referred to; thence with the East line of said Lot No. 16-B, North 0 deg. 32' West 117.96 feet to a stake; thence, continuing with said line of said Lot, North 11 deg. 21' East 38.97 feet to a stake, the Northeast corner of said Lot No. 16-B in the South margin of Lakeview Drive; thence with said margin of said Drive, South 56 deg. 08' East 119.89 feet to the point or place of BEGINNING.

AND being Lot No. 16-C of a plat of the sub-division of the Chiles apportionment of Lot No. 16, recorded in Plat Book No. 4, at Page 34, in the Office of the Register of Deeds for Buncombe County, North Carolina.

BEING the same property described in Deed Book 900 at Page 229, Buncombe County Registry.