



Doc ID: 023617700003 Type: CRP
Recorded: 06/01/2011 at 04:33:31 PM
Fee Amt: \$385.00 Page 1 of 3
Revenue Tax: \$360.00
Workflow# 0000064796-0001
Buncombe County, NC
Drew Reisinger Register of Deeds

BK **4888** PG **730-732**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$360.00

Parcel Identifier No. 9649-80-4045-00000 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Lyman J. Gregory, III - Box No. 77 ✓

This instrument was prepared by: Lyman J. Gregory, III - Marshall, Roth & Gregory, P.C.

Brief description for the Index: 7 N. Delano Road, Asheville, North Carolina 28805

THIS DEED made this _____ 31st _____ day of _____ May _____, 20 11 _____, by and between

GRANTOR

GRANTEE

DANIEL MERMIN and STEPHANIE CITRON, Husband and Wife
264 Montford Ave,
Asheville, NC 28801

CEDAR BROOK PROPERTIES, a New York general partnership
20 Pickens Lane
Weaverville, NC 28787

This property does not include the primary residence of Grantor.

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 situate in the City of Asheville _____ Township, Buncombe County, North Carolina and more particularly described as follows:

See attached Exhibit "A" hereby incorporated by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4081 Page 262.

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, other than the following exceptions:

Easements, restrictions, and rights-of-way of record; utility lines in existence over and under subject property; ad valorem taxes for the year 2011, which shall be prorated at closing, and for subsequent years; and any local, county, state, or federal laws, ordinances, or regulations relating to zoning, environment, subdivision, occupancy, use, construction, or development of the subject property, including existing violations of such laws, ordinances, or regulations.

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

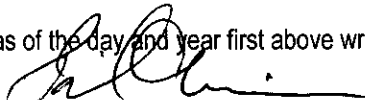
(Entity Name)


By: _____
Name/Title:

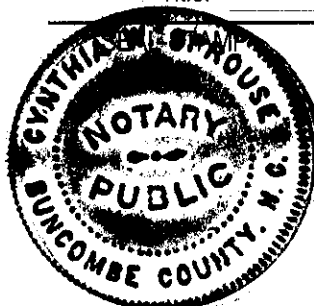
By: _____
Title:

By: _____
Title:

USE BLACK INK ONLY

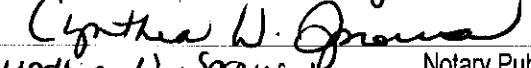
 (SEAL)
DANIEL MERMIN

 (SEAL)
STEPHANIE CITRON



USE BLACK INK ONLY

State of North Carolina - County of Buncombe
I, the undersigned Notary Public of the County and State aforesaid, certify that
DANIEL MERMIN and STEPHANIE CITRON 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 31st day of May, 20 11.

My Commission Expires: 10-15-2015 
Printed Name: Cynthia W. Sprouse Notary Public

SEAL-STAMP

USE BLACK INK ONLY

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 each 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: _____
Printed Name: _____ Notary Public

SEAL-STAMP



USE BLACK INK ONLY

State of North Carolina - County of Buncombe
I, the undersigned Notary Public of the County and State aforesaid, certify that STEPHANIE
CITRON 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 1st day of June, 20 11.

My Commission Expires: 04/26/2016 
Printed Name: REGINA COURTNEY Notary Public

EXHIBIT "A"

THE BEGINNING point is established by starting from a railroad pike located in the centerline of Beaucatcher Road which is the terminus of the 21st call of Deed Book 2076, at Page 687, Buncombe County Registry; thence South 83° 25' 05" West 52.00 feet to the point and place of BEGINNING; thence from said beginning point thus established South 45° 47' 54" East 35.23 feet to a point ; thence South 44° 12' 06" West 67.08 feet to a point; thence North 45° 47' 54" West 47.32 feet to a point; thence North 47° 06' 03" East 55.79 feet to an iron pin, which is the terminus of the 22nd call of Deed Book 2076, at Page 687, Buncombe County Registry; thence North 83° 25' 05" East 14.66 feet to the point and place of BEGINNING. Being known as Chalet #7 of Swiss Chalets.

BEING the same property as described in deed recorded in Book 4081, at Page 262, Buncombe County Registry.