



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

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

GRANTEE

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.

[Signature] (SEAL)

(Entity Name)

By: _____

Name/Title: _____

By: _____

Title: _____

By: _____

Title: _____

DANIEL MERMIN

Stephanie Citron

STEPHANIE CITRON

(SEAL)

(SEAL)

(SEAL)

(SEAL)

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, 2011.

My Commission Expires:

10-15-2015

Printed Name:

Cynthia W. Sprouse

Notary Public

SEAL-STAMP

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

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, 2011.

My Commission Expires:

04/26/2016

Printed Name:

Regina Courtney

Notary Public

SEAL-STAMP

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, 2011.

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.