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Workflow No. 0000388080-0001



Doc ID: 030732160003 Type: CRP
Recorded: 12/06/2016 at 12:26:28 PM
Fee Amt: \$26.00 Page 1 of 3
Revenue Tax: \$0.00
Workflow# 0000388080-0001
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 5498 PG 575-577

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00

Parcel Identifier No. 9648-04-6844-00000 Verified by _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: Maginnis Law Firm, P.C. Samayoa Place, Asheville, NC 28806, Box #36

This instrument was prepared by: Marjorie J. Maginnis

Brief Description: NO TITLE OPINION RENDERED OR TAX ADVICE GIVEN BY PREPARER

THIS DEED made this 29th day of November, 2016, by and between

GRANTOR	GRANTEE
David Frechter, unmarried 400 Sunrise Summit Asheville, NC 28804	410 Depot Street, LLC A North Carolina Limited Liability Company 400 Sunrise Summit Asheville, NC 28804

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 Buncombe County, North Carolina and more particularly described as follows:

SEE "EXHIBIT A" ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN.

This instrument prepared by Marjorie J. Maginnis
a licensed NC attorney. Delinquent taxes, if any, to be paid
by the closing attorney to the County Tax Collector upon
disbursement of closing proceeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5484 at Page 434.
A map showing the above described property is recorded in Plat Book 132 at Page 138.

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

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: **Subject to easements, restrictions, rights-of-way of record.**

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, as of the day and year first above written.

By: _____ (SEAL)
 Print /Type Name: David Frechter

By: _____ (SEAL)
 Print /Type Name:

By: _____ (SEAL)
 Print /Type Name

By: _____ (SEAL)
 Print /Type Name & Title: _____

By: _____ (SEAL)
 Print /Type Name

By: _____ (SEAL)
 Print /Type Name & Title: _____

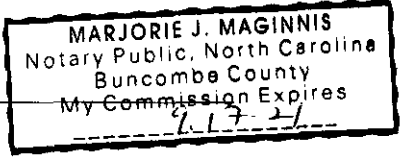
STATE OF North Carolina
COUNTY OF Buncombe

I, Marjorie J. Maginnis, a Notary Public in and for the County and State aforesaid, do hereby certify that the following persons personally appeared before me this day, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **David Frechter**, Grantor.

Dated this 29th day of Nov, 2016

(SEAL)

Marjorie J. Maginnis
NOTARY PUBLIC
My Commission Expires: _____



STATE OF _____ COUNTY OF _____

I, _____, a Notary Public for said County and State, certify that _____ of _____ Corporation, personally appeared before me this day and acknowledged that she is _____ and that by authority duly given and as the act of the foregoing instrument was signed in its name by her as _____.

Dated this ____ day of _____, 201 ____

(SEAL)

NOTARY PUBLIC
My Commission Expires: _____

The foregoing certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time in the Book and Page shown on the first page hereof.

Register of Deeds for _____ County
By: _____ Deputy/Assistant-Register of Deeds

Exhibit A

Being all of **Lot 190-A, containing 0.664 acres, more or less**, as shown on that plat recorded in **Plat Book, 132, Page 138** of the Buncombe County, NC Register's Office, reference to said Plat being made for a more particular description of said Lot.

The property described herein is a portion of that property described in that deed recorded in Deed Book 1321, at Page 847 and Estate File 11-E-1658 both of the Buncombe County, NC Register's and Clerk of Courts Office.

ALSO BEING the same property described in Deed Book 5484, Page 434, Buncombe County Registry.