

Doc ID: 025477380003 Type: CRP
 Recorded: 06/25/2013 at 02:25:28 PM
 Fee Amt: \$1.177.00 Page 1 of 3
 Revenue Tax: \$1.151.00
 Workflow# 0000173860-0001
 Buncombe County, NC
 Drew Reisinger Register of Deeds
 BK **5116** PG **1787-1789**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ **1,161**

Parcel Identifier No. 9638-34-9545; 9638-44-1612; 9638-34-8575; 9638-44-0515

Verified by _____ County on the ____ day of _____, 20____

By: _____

Mail/Box to: Susan S. Barbour, McGuire, Wood & Bissette, PA, ROD Box 31 _____

✓ This instrument was prepared by: Susan S. Barbour, 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.

File: 32982.30

Brief description for the Index: 544 Haywood Road _____

THIS DEED made **June 24, 2013**, by and between

GRANTOR

GRANTEE

**Blue Ridge Printing Co., Inc.,
 a North Carolina corporation
 245 First Avenue
 Huntington, WV 25728**

**544 Haywood Rd, LLC, a North Carolina
 Limited liability company**

544 Haywood Rd
Asheville, NC 28806

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 situated in the City of **Asheville**, **Buncombe** County, North Carolina and more particularly described as follows:

See **EXHIBIT A**, attached hereto and incorporated herein.

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

A map showing the above described property is recorded in **Plat Book 88 Page 61.**

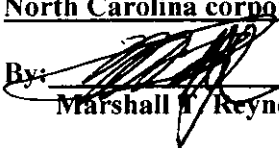
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 ways of record and to ad valorem taxes not yet due and payable.

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

BLUE RIDGE PRINTING COMPANY, INC., A
North Carolina corporation

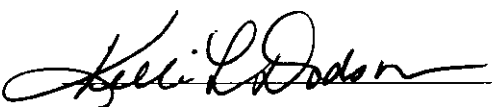
By:  _____
Marshall T. Reynolds, President

State of West Virginia - County of Cabell

I, Kelli L. Dodson, a Notary Public of the aforesaid state and county do hereby certify that **Marshall T. Reynolds**, personally appeared before me this day and who produced satisfactory evidence of his identity in the form of a driver's license, and who acknowledged that he voluntarily executed the foregoing instrument for the purposes stated therein and that he is President of **Blue Ridge Printing Co., Inc., a North Carolina Corporation, Grantor**, and that he, as President, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and Notarial stamp or seal this 24 day of June, 2013.

My Commission Expires:
6/14/2020
(Affix Seal)

 Notary Public
Kelli L. Dodson
Notary's Printed or Typed Name

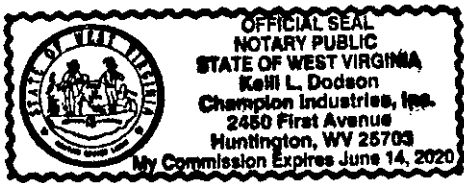


EXHIBIT A LEGAL DESCRIPTION

Being all of tax parcels: 9638-44-0515; 9638-34-8575; 9638-44-1612; 9638-34-9545 comprising that property having addresses of 544, 548, 550 and 560, Haywood Road, Asheville, NC 28806

BEING all of that **1.917 acre tract** as shown on survey entitled "Recombination Survey for Blue Ridge Printing Company, Inc." recorded in **Plat Book 88, at Page 61** of the Buncombe County, NC Registry and being more particularly described as follows:

BEGINNING at a rebar set marking the intersection of the southern margin of the right of way of Haywood Road with the western margin of the right of way of Allen Street and also marking the northeastern corner of the Blue Ridge Printing Company, Inc. property as described by deed recorded in Deed Book 1207, at Page 391 of the Buncombe County, NC Registry; thence along and with the western margin of the right of way of Allen Street, South 02° 25' 41" West 183.13 feet to a rebar found marking the northeastern corner of that tract now or formerly owned by Thomas and Ann Jones and described by deed recorded in Book 933, at Page 616 of said registry; thence along and with the Jones tract northern boundary, South 88° 48' 00" West 139.70 feet to a 1" PT Iron found, marking the northwestern corner of the Jones tract; thence along and with the western line of said Jones tract, South 02° 06' 48" West 62.98 feet to a 3/4" iron pipe found marking a common corner with the Jones Tract and also marking the northwestern corner of that tract now or formerly owned by Judy Carver and described by deed recorded in Book 2419, at Page 727 of said registry; thence along and with the Carver tract western boundary, South 02° 06' 48" West 75.57 feet to an axle found, marking the southwestern corner of the Carver tract and also marking the northeastern corner of that property titled to the Trustees of the Church of God as described by deed recorded in Deed Book 1197, at Page 350 of said registry; thence along and with the northern boundary of the Church of God tract, North 87° 49' 08" West a total distance of 200 feet to a rebar set; thence along and with the eastern boundary of the Robert Biesterfeldt tract as described by deed recorded in Book 1092, at Page 306 of said registry, North 02° 02' 17" East 278.26 feet to an iron pipe found in the southern margin of the right of way of Haywood Road; thence along and with the southern margin of the right of way of Haywood Road the following four calls, to wit: North 83° 07' 02" East 60.74 feet to a 3/4" iron pipe found; thence North 83° 39' 27" East 83.96 feet to a point; thence North 83° 39' 27" East 57.96 feet to a point and thence North 83° 39' 27" East 142.01 feet to the point and place of **BEGINNING** and containing 1.917 acres more or less as shown on that plat recorded in Plat Book 88, at Page 61 of the Buncombe County, NC Registry.

BEING all of that property conveyed to Blue Ridge Printing Company, Inc. by deeds recorded in Book 1649, at Page 96; Book 3190, at Page 348; Book 1533, at Page 480 and Book 1207, at Page 391, all of the Buncombe County, NC Registry.