

4

Doc ID: 034847720004 Type: CRP



Recorded: 07/23/2021 at 03:51:13 PM
Fee Amt: \$2,376.00 Page 1 of 4
Revenue Tax: \$2,350.00
Workflow# 0000709650-0002
Buncombe County, NC
Drew Reisinger Register of Deeds

MA

BK 6098 PG 234-237

Excise Tax \$2,350.00

Parcel Identifier No. 9648-47-1240-00000

Mail after recording to Roberts & Stevens, P.A. (Box 39) ✓

This instrument was prepared by Kathryn Maulsby Madison of Roberts & Stevens, P.A., a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the Closing attorney to the county tax collector upon disbursement of closing proceeds.

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 23 day of July, 2021 by and between

GRANTOR	GRANTEE
<p>Bolivar Land Company LLC, a Delaware limited liability company Address: 311 Lakewood Drive Asheville, NC 28803</p>	<p>Katherine Rothe-Skinner and Adam Dalton, married to each other Address: 251 Biltmore Avenue Asheville, NC 28801</p>

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2347 at Page 199, Buncombe County Registry.

A map showing the above described property is recorded in Plat Book 198 at Page 216, Buncombe County Registry.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Easements, restrictions, rights of way of record, apparent or in use, and 2021 ad valorem taxes.

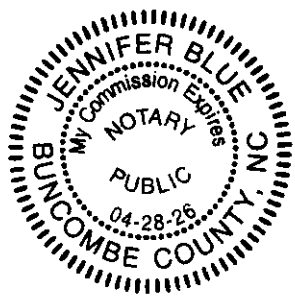
The last use of the property by the Grantor ___ was or X was not as Grantor's primary residence.

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, the day and year first above written.

Bolivar Land Company LLC,
a Delaware limited liability company (SEAL)

By: *Ronald B. Walls*
Ronald B. Walls, Sole Manager/Member

SEAL-STAMP



NORTH CAROLINA, Buncombe County

I, a Notary Public, certify that Ronald B. Walls as Sole Manager/Member appeared before me and being personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official stamp or seal, this 23 day of July, 2021.

Jennifer Blue

Notary Public

My commission expires: 4/28/26

EXHIBIT A

BEGINNING at a stake at the intersection of the West margin of Biltmore Avenue with the South margin of Coxe Avenue and running thence with the said margin of Biltmore Avenue, South 13 degrees 12 minutes East 72.88, feet, more or less, to an iron stake, the Northeast corner of Lot No. 1, as shown on a plat recorded in the Office of the Register of Deeds for Buncombe County, North Carolina, in Plat Book 198 at page 216; thence with the North line of said Lot No. 1, North 86 degrees 53 minutes West, 120.35 feet, more or less, to a stake, the Southeast corner of a lot conveyed by R.E. Posey and wife, to Mrs. Helen V. Nelson, by Deed dated August 31, 1947 and recorded in said Register's Office in Deed Book 680 at Page 157; thence with the Eastern line of said lot, North 4 degrees 10 minutes East, 70 feet to a stake in the Southern margin of Coxe Avenue, the Northeast corner of said last mentioned lot; thence with the said Southern margin of Coxe Avenue South 86 degrees 53 minutes East, 102.1 feet, more or less, to the **BEGINNING** and being that same property conveyed to Jonathan Goldwag and Ronald B. Walls by Deed recorded in Book 2009 at page 324, Buncombe County Registry.

Being all of that property conveyed by the Deed recorded in Book 2347 at Page 199 at the Buncombe County, North Carolina Register of Deeds Office.