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Doc ID: 028032680003 Type: CRP  
Recorded: 02/12/2015 at 01:48:20 PM  
Fee Amt: \$326.00 Page 1 of 3  
Revenue Tax: \$300.00  
Workflow# 0000267093-0001  
Buncombe County, NC  
Drew Reisinger Register of Deeds

BK 5285 PG 306-308

Excise Tax \$ 300.00

Recording Time, Book and Page

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. 9628-89-6126.00000

Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by \_\_\_\_\_

Mail after recording to Stephen Barnwell, #5

This instrument was prepared by Stephen Barnwell, 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.

Brief Description for the index

[Empty rectangular box for index description]

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 11th day of February, 2015, by and between

**GRANTOR**

TURNAMICS, INC., a North Carolina corporation

25 Old County Home Road  
Asheville, NC 28806

**GRANTEE**

QUALITY AND COMFORT PROPERTIES, LLC,  
a North Carolina limited liability company

24 Old County Home Road  
Asheville, NC 28806

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 situated in the City of \_\_\_\_\_, \_\_\_\_\_ Township, Buncombe County, North Carolina and more particularly described as follows:

**Please see attached Exhibit 'A' for a more particular description of said property.**

**Subject property is not the primary residence of the grantor.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1100, Page 617.

A map showing the above described property is recorded in Plat \_\_\_\_\_.

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.

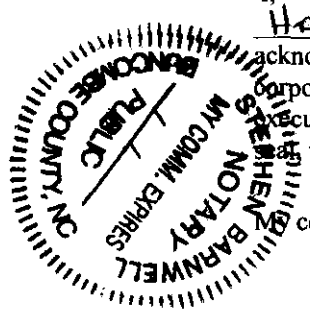
Title to the property hereinabove described is subject to the following exceptions:

- 1. Easements, restrictions and rights-of-way of record.
- 2. Ad valorem taxes for the year 2015.

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.

Turnamics, Inc., a North Carolina corporation  
 (Corporate Name)  
 By: \_\_\_\_\_

SEAL-STAMP



NORTH CAROLINA, Buncombe County.  
 I, a notary public of said County and State, certify that  
Harvey Seigel personally came before me this day and  
 acknowledged that he (or she) is Resident of Turnamics, Inc., a  
 Corporation, and that he/she, as President, being authorized to do so,  
 executed the foregoing on behalf of the corporation. Witness my hand and official stamp or  
 at this 11th day of February, 2015.  
 commission expires: 8-12-15  
 \_\_\_\_\_  
 Notary Public

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

By \_\_\_\_\_ REGISTER OF DEEDS FOR \_\_\_\_\_ COUNTY  
 Deputy/Assistant-Register of Deeds.

EXHIBIT "A"  
 PROPERTY DESCRIPTION  
 QUALITY AND COMFORT PROPERTIES, LLC,  
 a North Carolina limited liability company

BEGINNING on a tack in the center of the Old County Home Road, at the intersection of the center line thereof with the center line between the rails of the Murphy Division main tract of the Southern Railway Company, and runs thence with the center line between the rails of said railway track, North 47° 45' East 357.89' to a tack; thence leaving said railway North 51° 44' West, 139.85' to a bolt in the eastern margin of a road which runs North from the Old County Home Road to the New Leicester Highway; thence South 17° 02' West 131.2' to a bolt; thence South 24° 02' West 138.05' to an iron pipe in the center of the Old County Home Road; thence with the center of said road South 58° 34' East 16' to the BEGINNING.

BEING all that certain property described in deed recorded in Deed Book 1100 at Page 617 in the Office of the Register of Deeds of Buncombe County, North Carolina.

In addition to the above described property, Grantor herein covenants and agrees that it will cause to be conveyed to the Grantee in consideration of a portion of the purchase price, a portion of the property depicted on plat recorded in Plat Book 53 at Page 32 of the Buncombe County, North Carolina Registry, consisting of an area suitable for seven (7) parking spaces and access to same to and from the public road, said parking area and access to be surveyed by Grantor and conveyed by general warranty deed. Grantor shall also be responsible for construction of any improvements necessary to construct said parking spaces. In the event that Grantor is unable to convey same due to the inability to comply with applicable subdivision ordinances, then and in such event, Grantor shall lease the parking spaces and access to Grantee for an annual rent of twenty-five and no/100 dollars (\$25.00). Grantor shall also be entitled to receipt of the thirty thousand and no/100 dollars (\$30,000.00) deposited pursuant to the escrow agreement executed simultaneously between the parties hereto upon delivery of the deed of transfer or suitable lease.

