

Type: CONSOLIDATED REAL PROPERTY
Recorded: 3/27/2026 4:11:48 PM
Fee Amt: \$26.00 Page 1 of 3
Revenue Tax: \$0.00
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 6578 PG 1066 - 1068

There are no delinquent taxes that are a lien the parcel(s) described in the deed which the Buncombe County Tax Collector is charged with collecting.

03-27-2026

Date

Trace Moreau
Deputy Tax Collector

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00
Parcel Identifier No. 9677-50-3868-00000 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Goosmann Rose Colvard & Cramer, P.A., 77 Central Ave, Suite H, Asheville, NC 28801

This instrument was prepared by: Goosmann Rose Colvard & Cramer, P.A. (25-3968 GFG lr)

Brief description for the Index: _____

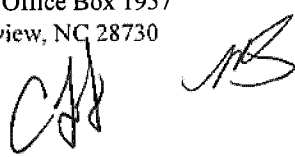
THIS DEED made this 27th day of March, 2026, by and between

GRANTOR

GRANTEE

Carl L. Spruill and Melissa M. Spruill, married to each other
PO Box 1957
Fairview, NC 28730

Carl L. Spruill and Melissa M. Spruill, married to each other
Post Office Box 1957
Fairview, NC 28730



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, parcel of land or condominium unit situated in the City of Fairview, _____ Township, Buncombe County, North Carolina and more particularly described as follows:

See **Exhibit A** attached hereto and incorporated herein by reference. This instrument was prepared by the Law Office of Goosmann Rose Colvard & Cramer, P.A. without review or examination of the herein described property and no opinions or representations are being made, either expressed or implied, by said law firm or any of its attorneys. This instrument was prepared by George F. Goosmann, IV., 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 _____ page _____.

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

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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: ad valorem taxes for the current year, utility easements and unviolated covenants, conditions or restrictions and such other liens, encumbrances or defects as may be specifically approved by Grantee in writing as set forth herein.

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

(Entity Name) Carl L. Spruill (SEAL)
Print/Type Name: Carl L. Spruill

By: _____
Print/Type Name & Title: _____ Melissa M. Spruill (SEAL)
Print/Type Name: Melissa M. Spruill

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

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

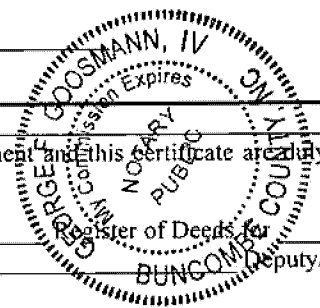
State of North Carolina – County of Buncombe

I, the undersigned Notary Public of the County and State aforesaid, certify that Carl L. Spruill and Melissa M. Spruill 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 27th day of March, 2026.

My Commission Expires: 11/8/2027

[Signature]
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: _____ County _____
Deputy/Assistant – Register of Deeds

Exhibit A

THIRD DEED OF MERGER

Being all of that 1.896 acre tract, more or less, as shown on that Plat prepared for Carl & Melissa Spruill as recorded in Plat Book 248 at Page 149 of the Buncombe County, NC Registry and being a portion of that property described in Record Book 1237 at Page 317 of said Registry.

The intention of this deed is to reflect the resulting area after combination of adjacent parcels conveyed simultaneously to the Grantee and said property is known as 14 Huntley Circle and PIN 9677-50-3868.00000.

Handwritten signature of Carl Spruill, consisting of the letters 'C' and 'S' in a cursive, stylized font.Handwritten signature of Melissa Spruill, consisting of the letters 'M' and 'S' in a cursive, stylized font.