



Doc ID: 032860500003 Type: CRP
Recorded: 10/21/2019 at 04:00:07 PM
Fee Amt: \$176.00 Page 1 of 3
Revenue Tax: \$150.00
Workflow# 0000547742-0001
Buncombe County, NC
Drew Reisinger Register of Deeds

DR

BK 5824 PG 442-444

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$150.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20__

By: _____

✓ Mail/Box to: The Phillip C. Price Law Firm, PLLC, 1200 Ridgefield Blvd, Ste. 180, Asheville, NC 28806 Box 32

This instrument was prepared by: Phillip C. Price, Attorney, 1200 Ridgefield Blvd, Ste. 180, Asheville, NC 28806

Brief description for the Index: _____

THIS DEED made this 21st day of October, 2019, by and between

GRANTOR

Todd H. Kelly and wife,
Stephanie Anne Kelly
10 Clover Mountain Lane
Weaverville, NC 28787

GRANTEE

Robert Drew Thomson and wife,
Lisa M. Thomson
30 South Leslie Lane
Asheville, NC 28805



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

See Exhibit "A" attached hereto and incorporated herein.

This instrument was prepared by Phillip C. Price, 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.

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 X does not include the primary residence of a Grantor.

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: Restrictions, rights of way, easements and property taxes for the current year.

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

By: _____ (Entity Name) _____ (SEAL) Print/Type Name: Todd H. Kelly

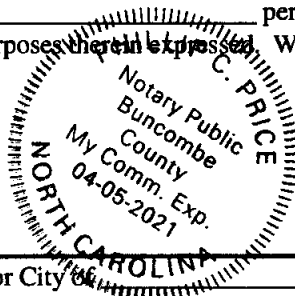
By: _____ Print/Type Name & Title: _____ (SEAL) Print/Type Name: Stephenie Anne Kelly

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

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

State of North Carolina - County or City of Buncombe

I, the undersigned Notary Public of the County or City of Buncombe and State aforesaid, certify that Todd H. Kelly and wife, Stephenie Anne Kelly 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 21st day of October, 2019.



My Commission Expires: April 5, 2021 (Affix Seal)

Phillip C. Price Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ 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 _____ day of _____, 20____.

My Commission Expires: _____ (Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____ (Affix Seal)

Notary Public
Notary's Printed or Typed Name



Exhibit "A"
for
Thomson

Being all of **Tract A** of **Amber Knolls** as shown on a plat as recorded in **Plat Book 201, at Page 192** of the Buncombe County, NC Register's Office; reference to which Plat is hereby made for a more particular description of said Property.

The above-described property is conveyed together with and subject to those applicable easements and rights of way as shown on the above referenced plat.

And being a portion of that property described in that deed recorded in **Book 4964, at Page 375** of the Buncombe County, NC Register's Office.

This deed, as per the above referenced plat, is to act and to perform the function of a Deed of Combination as well as a Deed of Conveyance. By acceptance of this deed the Grantee request that above described property be identified as one parcel identification number for property tax purposes and as one parcel for any and all City, Town and County permit and planning requirements.

  _____

19-0955