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Doc ID: 018018420003 Type: CRP  
Recorded: 11/21/2006 at 12:18:55 PM  
Fee Amt: \$20.00 Page 1 of 3  
Excise Tax: \$0.00  
Workflow# 2078806  
Buncombe County, NC  
Otto W. DeBruhl Register of Deeds

BK 4320 PG 1213-1215

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 0.00

Parcel Identifier No. 9626-15-63-3780 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Marjorie J. Maginnis, Staples & Maginnis, PA, 26 Clayton Street, Asheville NC 28801

This instrument was prepared by: Staples & Maginnis, PA, 26 Clayton Street, Asheville NC 28801

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 21st day of November, 2006, by and between

GRANTOR	GRANTEE
Charles Tucker Moore and wife, Melissa A. Moore	Charles T. Moore and wife, Melissa A. Moore 36 BAIRD ST ASHEVILLE, NC

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:

See Attached "Exhibit A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1734 page 558.

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

NC Bar Association Form No. L-3 © 1976, Revised © 1977, 2002  
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EXHIBIT "A"

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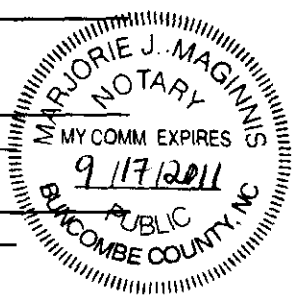
BEGINNING at a stake at the intersection of the northern margin of Baird Street, Asheville, N.C. with the eastern margin of Albemarle Road (Formerly designated as Chunn Street), and runs thence with said margin of Albemarle Road N 4-45 E 200 feet to a stake; thence S 86-30 E 104 feet to a stake; thence N 3-30 E 5 feet to a stake; thence S 86-30 E 25.8 feet to a stake in the old Chiles, later Weaver line; and runs with said line S 4 W 305 feet to a stake in the northern margin of Baird Street, said Chiles-Weaver Southwest corner, runs thence with said margin of said street, N 86-30 W 133 feet to a place of BEGINNING. BEING the same property described in Deed Book 1734, page 558, 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 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: 2006 Property Taxes Easements, Restrictions and Rights of Way

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

\_\_\_\_\_  
(Entity Name)  
By: \_\_\_\_\_  
Title: \_\_\_\_\_  
By: \_\_\_\_\_  
Title: \_\_\_\_\_  
By: \_\_\_\_\_  
Title: \_\_\_\_\_



Charles Tucker Moore (SEAL)  
Charles Tucker Moore  
Melissa A. Moore (SEAL)  
Melissa A. Moore  
\_\_\_\_\_  
(SEAL)  
\_\_\_\_\_  
(SEAL)

State of North Carolina - County of Buncombe

I, the undersigned Notary Public of the County and State aforesaid, certify that Charles Tucker Moore and wife, Melissa A. Moore 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 November, 2006

My Commission Expires: 9/17/2011

[Signature]  
Notary Public

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County 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: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_

Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
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.

\_\_\_\_\_  
Register of Deeds for \_\_\_\_\_ County  
By: \_\_\_\_\_ Deputy/Assistant - Register of Deeds