

Type: CONSOLIDATED REAL PROPERTY
Recorded: 9/20/2019 4:57:27 PM
Fee Amt: \$1,514.00 Page 1 of 3
Revenue Tax: \$1,488.00
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 5813 PG 761 - 763

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.

09-20-2019
Date

Michelle Warren
Deputy Tax Collector

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,488.00

Parcel Identification No. 9638-05-5647-00000

Mail/Box to: BROCK LAW FIRM 26 N. LIBERTY STREET ASHEVILLE, NC 28801

This instrument was prepared by: Worley & Peltz, PLLC, 42 Orchard Street, Asheville, NC 28801

Brief description for the Index:

THIS DEED made this 20th day of September, 2019 by and between:

GRANTORS	GRANTEE
Leslie Sweeney, unmarried 3712 Ringgold Road, #141 Chattanooga, TN 37412	Almena, LLC, a North Carolina limited liability company 10 Arborvale Road Asheville, NC 28801

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 and sufficiency 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 parcel of land situated in Buncombe County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein. This instrument prepared by Jason M. Peltz, a licensed NC attorney. Delinquent taxes, if any, are to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. This instrument was prepared by the law firm of Worley & Peltz, PLLC without review or examination of title to the herein described property and no opinions or representations are being made either express or implied by said law firm or its attorneys.

The property described in Exhibit "A" attached hereto was acquired by Grantor by Instrument recorded in Book 5753, at Page 562.

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

Submitted electronically by "Brock Law Firm, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Buncombe County Register of Deeds.

A map showing the above described property is recorded in Plat Book 190, at Page 159.

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 lawful claims of all persons whomsoever other than the following exceptions: easements, restrictions and rights of way appurtenant to the property conveyed hereby and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has executed this instrument, the day and year first above written.

Leslie Sweeney (SEAL)
Leslie Sweeney

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, a Notary Public, certify that Leslie Sweeney, personally appeared before me this day, and (I have personal knowledge of their identity) (I have seen satisfactory evidence of their identity by a current state identification with their photograph in the form of a NC DL); acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein in the capacity indicated.

Witness my hand and official stamp or seal, this 20 day of September, 2019.

[Signature]

Notary Public Printed Name: Daniel Bentley

(Notarial Stamp or Seal)

My commission expires: 11-25-2023

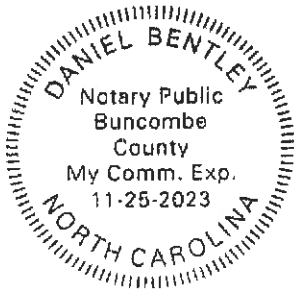


EXHIBIT "A"

LYING IN BUNCOMBE COUNTY, NORTH CAROLINA

BEING all of Tract 1, as shown on a plat recorded in Plat Book 190, at Page 159, in the Office of the Register of Deeds for Buncombe County, North Carolina, reference to which plat is hereby made for a more particular description of said Lot.

AND BEING all of that property described in that deed recorded in Book 5753, at Page 562, in the Office of the Register of Deeds for Buncombe County, North Carolina.

Together with an easement for ingress, egress and regress over and upon that area identified as "Drive Easement 5740 Sq. Feet +/- 0.13 Acres," over and upon Tract Two, as shown on that plat recorded in Plat Book 190, Page 159 in the Office of the Register of Deeds for Buncombe County, North Carolina, reference to which plat is hereby made for a more particular description of said easement area.

TOGETHER WITH AND SUBJECT TO all easements, rights of way, conditions, covenants and restrictions appurtenant to the property described above.

(19-1051 Alisia L. Parrott)