

Excise Tax \$0.00 revenue stamps

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Prepared by and Return to: MARJORIE R. MANN, Roberts & Stevens, P.A., P.O. Box 7647, Asheville, NC,  
28802 (Box 39)

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**NORTH CAROLINA NON-WARRANTY DEED  
(NO TITLE SEARCH)**

Brief Description for Index: **PIN: 9634-71-3824-00000 (Glenn Bridge Road)**

**THIS DEED** made this \_\_\_\_ day of \_\_\_\_\_, 2015 by and between:

GRANTOR	GRANTEE
County of Buncombe, a body politic and corporate  Grantor's Mailing Address: 200 College Street, 3 <sup>rd</sup> Floor Asheville, NC 28801	Marjorie R. Mann, Commissioner  Grantee's Mailing Address: P.O. Box 7647 Asheville, NC 28802

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.

**WHEREAS**, the property was sold in a Tax Foreclosure Proceeding entitled "County of Buncombe vs. Harrell & Associates Realtors, LLC, et al" bearing Case Number: 14 CVD 2412;

**WHEREAS**, the highest bidder at sale was Sylvia Cox and that her Bid was assigned to Ledbridge Vista HOA and that a Deed recorded at Book 5341, Page 82 of the Buncombe County Registry incorrectly conveyed the property to the County of Buncombe due to clerical error;

**WHEREAS**, action by the Board of Commissioner's through Resolution dated December 1, 2015 was taken to correct the conveyance of this property and deed the property back to Commissioner, Marjorie R. Mann;

**WHEREAS**, Marjorie R. Mann as Commissioner appointed by Judgment entered in Buncombe County Case No.: 14 CVD 2412 is authorized and empowered to convey this property to Ledbridge Vista HOA with a Commissioner's Deed of Correction.

**NOW THEREFORE**, pursuant to Resolution dated December 1, 2015, County of Buncombe, by and through its Chairman of the Buncombe County Board of Commissioners, does convey unto the Grantee all those certain lots or parcels of land situated in Buncombe County, North Carolina to be conveyed to Ledbridge Vista HOA and more particularly described as follows:

**PIN: 9634-71-3824-00000 (Glenn Bridge Road)**

Located in Avery's Creek Township, Buncombe County, North Carolina, and being all that 8.265 Acre tract as shown on a plat entitled "Ledbridge – Phase 2 (Second Edition)" recorded in Plat Book 114 at page 98, Buncombe County Registry; less and except those Townhome Lots 19, 22-36 and 39 as shown on a plat entitled "Ledbridge – Phase 2" recorded in Plat Book 110 at page 197 of the aforesaid Registry; further excepting those Townhome Lots 20-21, 37-38 and 40-43 and those shaded areas identified as "Area added to previously recorded lots" as shown on the aforesaid plat recorded in Plat Book 114 at page 98, Buncombe County Registry.

The above described property was acquired by Harrell & Associates Realtors, LLC, by deed dated April 5, 2005 and recorded in Book 3977 at page 266, Buncombe County Registry.

**TO HAVE AND TO HOLD** the aforesaid lots or parcels of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

**Grantor makes no warranty, express or implied, as to title to the property hereinabove described.**

**IN WITNESS WHEREOF**, County of Buncombe has caused this instrument to be executed by its Chairman, attested by its Clerk, and its seal to be hereunto affixed all by authority given by resolution referenced above this the day and year first above written.

**COUNTY OF BUNCOMBE**

By: \_\_\_\_\_(SEAL)  
David Gantt, Chairman

**ATTEST:**

\_\_\_\_\_  
Kathy Hughes, Clerk to the Board

SEAL-STAMP	<p><b>NORTH CAROLINA, BUNCOMBE COUNTY</b></p> <p>I, _____ Notary Public of the County and State aforesaid, has personal knowledge of the identity of Kathy Hughes, and hereby certify that Kathy Hughes, Clerk to the Board, personally appeared before me this day and acknowledged that she is the Clerk to the Board of Commissioners of County of Buncombe and that David Gantt is the Chairman of the Board of Commissioners of Buncombe County, and that by authority duly given and as the act of the County of Buncombe the foregoing instrument was signed in its name by said Chairman, sealed with its official seal, and voluntarily attested by herself as its Clerk as the act and deed of the County of Buncombe, all by authority duly given by its governing body.</p> <p>Witness my hand and official stamp or seal, this _____ day of _____, 2015.</p> <p style="text-align: center;">_____ NOTARY PUBLIC</p> <p>My Commission Expires: _____</p>
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