

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

Doc ID: 028974330003 Type: CRP
 Recorded: 08/04/2015 at 01:50:44 PM
 Fee Amt: \$26.00 Page 1 of 3
 Revenue Tax: \$0.00
 Workflow# 0000294027-0001
 Buncombe County, NC
 Drew Reisinger Register of Deeds
 BK **5341** PG **82-84**

8/4/15
 Date

[Signature]
 Tax Collector

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

Excise Tax \$0
 STATE OF NORTH CAROLINA
 COUNTY OF BUNCOMBE

COMMISSIONER'S DEED
 P.I.N. 9634-71-3824-00000

This Deed, made this 4th day of August, 2015, by Marjorie R. Mann, Commissioner, P.O. Box 7647, Asheville, N.C. 28802 (hereinafter "Grantor") to the County of Buncombe, a body politic and corporate, 60 Court Plaza, Asheville, NC 28801 (hereinafter "Grantee").

WITNESSETH

WHEREAS, Marjorie R. Mann was appointed Commissioner pursuant to a Judgment in the Tax Foreclosure Proceeding entitled "County of Buncombe vs. Harrell & Associates Realtors, LLC, et al" bearing Case Number: 14 CVD 2412. The Judgment directed Marjorie R. Mann, as Commissioner, to sell the property hereinafter described at public sale after due advertisement and according to law; and

WHEREAS, Marjorie R. Mann, Commissioner, after due advertisement, did sell the property hereinafter described on the Buncombe County Judicial Complex steps on the 7th day of May, 2015, at 2:00 p.m. at which time a bid was placed and there following an upset bid was submitted by Sylvia Cox in the amount of \$18,125.00; and thereafter the sale remained open ten (10) days as by law required; with no further advanced bids being placed;

WHEREAS, Sylvia Cox assigned the Bid to Ledbridge Vista HOA pursuant to the Assignment the Bid filed with the Clerk of Superior Court for Buncombe County; and

WHEREAS, the sale was confirmed by the Court; Marjorie R. Mann, Commissioner, was ordered to execute a Deed to the last and highest bidder/purchaser at sale upon payment of the purchase money and was further ordered to execute a Deed to the last and highest bidder/purchaser at sale upon payment of the purchase money.

NOW THEREFORE, IN CONSIDERATION of the premises and payment of the total sum of \$18,125.00, receipt of which is hereby acknowledged, Marjorie R. Mann, Commissioner, does, by these presents, hereby bargain, sell, grant, and convey to the County of Buncombe, a body politic and corporate, the property situated in Buncombe County, North Carolina, and described in Exhibit "A" attached hereto.

R&S 1170865-1

This conveyance is made subject to all outstanding property taxes for the year 2015, the payment of which shall be assumed by the Grantee. To have and to hold the aforesaid tract of land, to the County of Buncombe, a body politic and corporate, in as full and ample manner as Marjorie R. Mann, Commissioner, is authorized and empowered to convey the same.

No Title Certification nor warranties are made by the Commissioner.

In witness whereof, Marjorie R. Mann, Commissioner, has hereunto set her hand and seal.

Marjorie Mann (SEAL)
Commissioner

STATE OF NORTH CAROLINA

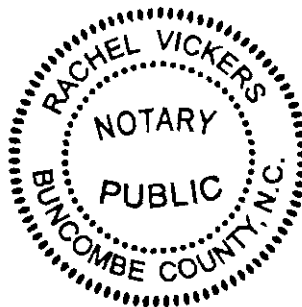
COUNTY OF BUNCOMBE

I, Rachel Vickers, a Notary Public for the County of Buncombe and State of North Carolina, do hereby certify that Marjorie R. Mann, Commissioner, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing Deed.

Witness my hand and official seal this 4th day of August, 2015.

Rachel Vickers
Notary Public

My commission expires: 02/13/19



R&S 1170865-1

EXHIBIT A**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.

R&S 1170865-1