

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: Exempt

Parcel Identifier No. _____ Verified by _____ County on the ____ day of December, 2016.
By: _____

Return to: _____

This instrument was prepared by: Michael C. Frue, Senior County Staff Attorney

Brief description for the Index: 9613-98-6240 (108 Smokemont)

THIS DEED made this ____ day of December, 2016, by and between

GRANTOR	GRANTEE
Buncombe County, a body politic, 200 College Street, Suite 300 Asheville, NC 28801	Asheville Area Habitat for Humanity, Inc., a North Carolina non-profit corporation, 33 Meadow Road Asheville, NC 28803
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, but subject to the Restrictions set forth below, all that certain lot or parcel of land situated in Buncombe County, North Carolina and more particularly described as follows:

Being all of Lot 32, Phase One, of Avery Park Subdivision as same is recorded in Plat Book 76, Page 78 Buncombe County Registry, reference to which plat is hereby made for purposes of description. Said property is shown on the records of the Buncombe County Tax Collector as PIN#: 9613-98-6240.

In accordance with NCGS §160A-279, this deed is granted on condition that Grantee use this property to further its goal of raising funds to provide safe, decent and homes for everyone and Grantee understands and agrees that it must assure that the property will be put to such a public use. This restriction is personal in nature as between the Grantor and Grantee herein and shall not run with the land.

This property does not include the primary residence of the Grantor.

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 forever.

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

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

BUNCOMBE COUNTY, a body politic and corporate
of the State of North Carolina

By: _____
Brownie Newman, Chairman

Attest:

Kathy Hughes, Clerk to the Board

Accepted by:
Asheville Area Habitat for Humanity, Inc.

By: _____
, its President

STATE OF NORTH CAROLINA

COUNTY OF BUNCOMBE

I, _____, Notary Public for said County and State, has personal knowledge of the identity of Kathy Hughes, and hereby certifies that said Kathy Hughes, Clerk to the Board, personally appeared before me this day and acknowledged that she is Clerk to the Board of Commissioners of County of Buncombe and that Brownie Newman 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 to by herself as its Clerk as the act and deed of the County of Buncombe, all by authority duly given by its governing body.

Witness my hand and notarial seal, this the ____ day of December, 2016.

Notary Public

My commission expires:

STATE OF NORTH CAROLINA

COUNTY OF BUNCOMBE

I, _____, a Notary Public of the County and State aforesaid, certify that _____ personally appeared before me this day and acknowledged that he is the President of Asheville Area Habitat for Humanity, Inc., a North Carolina for non-profit corporation, and that he, as President, being authorized to do so, voluntarily executed the foregoing instrument on behalf of the corporation, as its act and deed.

Witness my hand and official stamp or seal, this the ____ day of December, 2016.

Notary Public

My commission expires: