

Excise Tax \$ -0-

Parcel Identifier No. _____

Mail after recording to Cynthia S. Grady of Roberts & Stevens, P.A.

This instrument was prepared by Cynthia S. Grady of Roberts & Stevens, P.A.

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made effective this _____ day of March, 2006, by and between

GRANTOR	GRANTEE
THE COUNTY OF BUNCOMBE, a Body Corporate and Politic	BUNCOMBE COUNTY BOARD OF EDUCATION 175 Bingham Road Asheville, NC 28806

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 Buncombe County, North Carolina and more particularly described as follows:

BEING all of that 11.14 acre tract of land shown as Parcel B on a plat of a survey for Buncombe County Board of Education dated September 9, 2005, prepared by Blue Ridge Land Surveying, Inc., recorded in Plat Book 102, at Page 68,

Buncombe County Registry, to which survey reference is hereby made for a more particular description; except

RESERVING unto the County of Buncombe a nonexclusive permanent easement for purposes of ingress and egress through and across Parcel B by way of that presently existing 30 foot asphalt right-of-way and that presently existing gravel right-of-way, which asphalt drive is the entrance to North Buncombe High School off of Salem Hill Road, said easement lying 15' on each side of and parallel with the centerline of said presently existing asphalt right-of-way and 15' on each side of and parallel with the centerline of said presently existing gravel right-of-way, which centerline is described as follows: Beginning at the southeast end of line L3 of the asphalt right-of-way and running S54° 13' 15" W for 440.52', S50° 35' 25" for 105.95', and N70° 32' 35" E for 63.89' where it reaches boundary line L61 between Parcel B and the property owned by Buncombe County under deed recorded in Book 1108, Page 118, Buncombe County Registry, which property is the benefited property of said easement, all as shown on the plat of survey referenced above and recorded in Plat Book 102, Page 68.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 1108 at Page 118, 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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Easements and rights-of-way of record, including without limitation, any encroachments, utilities and other exceptions noted on that certain plat recorded at Plat Book 102, Page 68, Buncombe County Registry.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board, the day and year first above written.

THE COUNTY OF BUNCOMBE

(CORPORATE SEAL)

By: _____
Nathan Ramsey, Chairman

(Signatures Continued on Next Page)

ATTEST:

Kathy Hughes, Clerk

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 Nathan Ramsey 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 February, 2006.

Andrea H. Lee
Notary Public

