

This instrument prepared by Robert B. Long, Jr., a licensed attorney. Delinquent taxes, if any, to be paid by the closing attorney to the County Tax Collector upon disbursement of closing proceeds.

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax:

Parcel Identifier No. 9655-11-7013 Verified by _____ County on the ____ day of _____, 20 ____
By: _____

Mail/Box to: _____

This instrument was prepared by: _____

Brief description for the Index: Summit Avenue, Asheville, NC

THIS DEED made this _____ day of _____ January _____, 20 23, by and between

| GRANTOR | GRANTEE |
|---|---|
| Buncombe County, North Carolina | Pete Gasperson, a/k/a Robert T. Gasperson |
| Address: 200 College Street Asheville, NC 28801 Attn: Legal | Address: 8430 Wallcraft Avenue Youngstown, FL 32466-2328 |

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, without valuable consideration paid by the Grantee, has and by these presents does grant, bargain and convey unto the Grantee in fee simple, all that certain lot and parcel of land situated in the City of Asheville, Limestone Township, Buncombe County, North Carolina and more particularly described as follows:

See EXHIBIT "A" attached hereto and incorporated herein by reference as if fully setout herein.

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

A map showing the above described property is recorded in Plat Book 1 page 62, Block 5, 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.

The Grantor makes no claim of ownership of this property and makes no warranty, express or implied, as to the 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, NORTH CAROLINA

By: _____
Brownie Newman, Chairman, Buncombe County
Board of Commissioners

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, _____, a Notary Public for said State and County, certify that Brownie Newman, Chairman of the Buncombe County, North Carolina Board of Commissioners, appeared before me this day and acknowledged to me that he voluntarily executed the foregoing Non-Warranty Deed pursuant to Resolution of the Buncombe County Board of Commissioners, in the capacity indicated, for the purposes therein stated, in the county and state indicated above. The undersigned has personal knowledge of the identify of the principal or satisfactory evidence of the principals' identity by having inspected a picture identification. This the _____ day of January, 2023.

_____, Notary Public
(printed/typed name)
My Commission Expires: _____

EXHIBIT "A"

City of Asheville, Limestone Township

BEGINNING at a rebar found in the margin of Summit Avenue (not constructed) which rebar lies North 84 deg. 53 min. 57 sec. West, from a rebar found at the southeast corner of that certain lot conveyed to Bennie N. McIntosh by deed recorded in Book 3870 at page 131 in the Office of the Register of Deeds of Buncombe County, North Carolina, said McIntosh lot also being shown and described as Lot D on Plat of Skyland Springs recorded in Plat Book 1, Page 62, Block 5 in the Office of the Register of Deeds of Buncombe County, North Carolina, and from the **BEGINNING** point thus established runs North 4 deg. 58 min. 58 sec. East, 192.63 feet to a rebar found at the northwest corner of the aforesaid McIntosh lot, the same also being located in the southern margin of a 15 foot alleyway as shown on the aforesaid plat; thence running North 85 deg. 06 min 07 sec. West, 49.99 feet to an unmarked point in the margin of the aforesaid 15-foot alley right of way; thence South 4 deg. 59 min. 00 sec. West, 192.63 feet to an unmarked point in the margin of Summit Avenue; thence South 85 deg. 05 min. 43 sec. East, 49.99 feet to the point and place of **BEGINNING**.

Said tract is also shown as Lot C on the aforesaid plat recorded in Plat Book 1, Page 62, Block 5 in the Office of the Register of Deeds of Buncombe County, North Carolina and also being shown on that certain plat entitled, "Survey for Pete Gasperson" by Danny R. Tolar & Associates, P.A. bearing date of November 15, 2017, and containing 9,629 sq. ft. more or less.