

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: Exempt

Parcel Identifier No. 9617-82-2606-0000 Verified by _____ County on the ____ day of _____, 20____
By: _____

This instrument prepared by: Michael C. Frue, Buncombe County Government Attorney [No title search performed by preparer.]
Return to: John F. Henning, Jr., Campbell Shatley, PLLC, 674 Merrimon Avenue, Ste. 210, Asheville, NC 28804

Brief description for the Index: 22.61-acre parcel, Site of Enka Intermediate School

THIS DEED made this ____ day of November, 2023, by and between:

GRANTOR	GRANTEE
County of Buncombe, a North Carolina body politic and corporate of the State of North Carolina 200 College Street Asheville, NC 28801	The Buncombe County Board of Education, a municipal body corporate of the State of North Carolina 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 certain tract or parcel of land as same is set forth and described in plat recorded in Plat Book 142, Page 86 Buncombe County Registry comprising a total of 22.661 acres reference to which plat is hereby made for purposes of description.

And, being the same property described in deed from The Buncombe County Board of Education to the County of Buncombe dated April 1, 2015 recorded in Book 5300, Page 588 Buncombe County Registry.

Together with a non-exclusive easement for ingress and egress over that certain property as same is shown on plat recorded in Plat Book 235, Page 121 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, other than the following exceptions:

Easements, restrictions, rights of way of record, easements and utility lines in place, zoning and land use regulations and 2023 ad valorem taxes.

All of part of the property herein conveyed does not include the primary residence of the Grantor.

Delinquent taxes, if any, are to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

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 the authority of the Buncombe County Board of Commissioners, the day and year first above written.

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

By: _____ (SEAL)
Brownie Newman, Chair
Buncombe County Board of Commissioners

Attest:

Lamar Joyner, Clerk
Buncombe County Board of Commissioners

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, _____, Notary Public for said County and State, has personal knowledge of the identity of Lamar Joyner, and hereby certifies that said Lamar Joyner, Clerk to the Board, personally appeared before me this day and acknowledged that he 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 himself 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 November, 2023

Notary Public

My Commission Expires: