

NORTH CAROLINA NON-WARRANTY DEED

* No Title Examination Performed

Mail after recording to:

This instrument was prepared by: Curtis W. Euler, Associate County Attorney

THIS DEED made this _____ day of _____, 2011, by and between

<p>GRANTOR:</p> <p>County of Buncombe, a Body Corporate and Politic, 205 College Street, STE 300 Asheville, NC 28801</p>	<p>GRANTEE:</p> <p>City of Asheville, a North Carolina municipal corporation, P. O. Box 7148 Asheville, NC 28802</p>
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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 may be required by context.

WITNESSETH, that said Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by the presents 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:

The property set forth in Exhibit A.

Grantor acquired the property hereinabove described by instrument recorded in Book 1371 at Page 414 of the Buncombe County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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

IN WITNESS WHEREOF, the Grantor has hereunto caused this instrument to be duly executed and delivered:

ATTEST:

BUNCOMBE COUNTY

Kathy Hughes, Clerk to the Board of
County Commissioners

_____(Grantor)
David Gantt, Chairman
Board of County Commissioners

STATE OF NORTH CAROLINA

COUNTY OF BUNCOMBE

I, _____ Notary Public of the County and State aforesaid certify that Kathy Hughes personally came before me this day and acknowledged that she is the duly appointed Clerk of the Board of Commissioners of the County of Buncombe, and that by authority duly given and as the act of the body politic the foregoing instrument was signed in its name by its said Board Chairman, sealed with its corporate seal and attested by herself as its Clerk.

Witness my hand and notarial seal this _____ day of _____, 20 _____

Notary Public
My Commission Expires: _____

The forgoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____, Register of Deeds for Buncombe County

By: _____ Deputy/Assistant – Register of Deeds

EXHIBIT A

TRACT I

Lying and being in the city of Asheville in the vicinity of Gray Street and being all of Lot 23 of the Woodfin property, plat of which is recorded in the office of the Register of Deeds for Buncombe County, N.C. in Plat Book 198, at Page 107, reference to which is hereby made for a more particular description.

Being the same property described in Deed Book 1128, at Page 173, recorded in the office of Register of Deeds of Buncombe County, N.C.

TRACT II

Being on Elizabeth Street and being Eastern portion of Lot 40 of Block B of Lenox Park Plat containing more or less 0.03 acres recorded in Plat Book 154 at page 120 in the office of the Register of Deeds for Buncombe County, N.C. Also being Lot 217, Sheet 2, Ward 3, as shown on the County Tax Maps.

Being the same property described in Deed Book 681, at Page 243, recorded in the office of Register of Deeds of Buncombe County, N.C.