

BOOK 3294
PAGES 793 - 794

Buncombe County, NC
Recorded 07/14/2003 02:22:15pm
No 9999-00213807 1 of 2 pages
Excise Tax: \$300.00
Otto W. DeBruhl, Register of Deeds

Excise Tax \$300.00

NORTH CAROLINA GENERAL WARRANTY DEED

Tax Block: ___ Lot: ___ Parcel Identifier No. **9658.17-00-1596.000**
Prepared by: BROCK, SCOTT & INGERSOLL, PLLC
Return to: BROCK, SCOTT & INGERSOLL, PLLC, 80 Peachtree Road, Ste. 106, Asheville, NC (#43)
28803

Brief description for the Index

Property address: 16 Oakview Road, Asheville, NC 28803

THIS DEED made this 14th day of July, 2003, by and between

GRANTOR	GRANTEE
<p>SANDRA A. WARREN, unmarried</p>	<p>EDWARD D. WILLIAMS and wife STEPHANIE C. WILLIAMS</p> <p>16 Oakview Road Asheville, NC 28803</p>

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 Lot 13 and 14, Block 3 of the Edwin Gaston property as shown on a plat, said plat being recorded in the Buncombe County Register of Deeds Office in Plat Book 154 at Page 114, reference to which is hereby made for a more particular description of said lots.

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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

The property hereinafter described was acquired by Grantor(s) by instrument recorded at book **2029 page 523.**

Title to the property hereinabove described is subject to the following exceptions:

Subject to ad valorem taxes; all applicable zoning and land use ordinances, statutes and regulations; and to the provisions of all applicable restrictive covenants and utility easements of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal.

Sandra Warren (SEAL) _____ (SEAL)
SANDRA A. WARREN

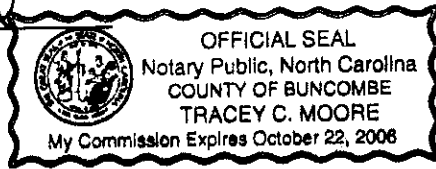
STATE OF North Carolina
COUNTY OF Buncombe

I, Tracey C. Moore, a Notary Public for the Macon County, State of North Carolina, certify that **SANDRA A. WARREN, unmarried**, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 14th day July, 2003.

[Official Seal] Tracey C. Moore
NOTARY PUBLIC

My Commission expires: _____



The foregoing Certificate(s) of Tracey C. Moore 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.

Otto W. DeBault Register of Deeds for Buncombe County
by Karen A. Faber Deputy / Assistant - Register of Deeds