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Recorded: 07/03/2006 at 09:27:27 AM
Fee Amt: \$870.00 Page 1 of 3
Excise Tax: \$850.00
Workflow# 2041435
Buncombe County, NC
Otto W. DeBruhl Register of Deeds
BK **4247** PG **1835-1837**

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 850.00

Parcel Identifier No. 9720-13-14-7455 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Cogburn Goosmann Brazil & Rose, PA, P.O. Box 7436, Asheville, NC 28802 BOX 81

This instrument was prepared by: Cogburn Goosmann Brazil & Rose, PA (06-1886 GFG su) *HL TLL*

Brief description for the Index: _____

THIS DEED made this 29th day of June, 2006 by and between

GRANTOR

First Citizens Bank & Trust Company

GRANTEE

Brigitte M. Ruckle and husband
Eugene **M** Ruckle, III
65 Velvet Lane
Leicester, NC 28748



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 the City of Leicester, _____ Township, Buncombe County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

A map showing the above described property is recorded in Plat Book _____ page _____.

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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 and any utility lines in existence over or under the subject property. Ad valorem taxes for the current year (prorated as of closing). Further, the Grantor warrants that all labor or

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

First Citizens Bank & Trust Company _____ (SEAL)
(Entity Name)
By: [Signature] _____ (SEAL)
Title: Sr. Vice President
By: _____ (SEAL)
Title: _____
By: _____ (SEAL)
Title: _____

State of North Carolina - County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20__.

My Commission Expires: _____
Notary Public

State of North Carolina - County of Buncombe JGP Mecklenburg
I, the undersigned Notary Public of the County and State aforesaid, certify that Gregory [Signature] President SR. Vice of First Citizens Bank & Trust Company banking corporation/~~limited liability company~~/general partnership/limited partnership (strike through the inapplicable) and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name for its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 29th day of June, 2008.
My Commission Expires: My Commission Expires August 31, 2009
[Signature] Notary Public

State of North Carolina - County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that _____
Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.
My Commission Expires: _____
Notary Public

The foregoing 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.

By: _____ Register of Deeds for _____ County
Deputy/Assistant - Register of Deeds

EXHIBIT A

A parcel of land lying in Leicester Township, Buncombe County, North Carolina being described as follows:

Beginning at a point in the center of the right of way hereinafter described, said point standing in the center of a small stream, said point also standing in the West boundary of the property described in Deed Book 1633, Page 502, and Deed Book 1312, Page 155, and North 10 deg. 02 min. 0 sec. West 30.30 feet from the beginning corner established in those two deeds; then from the beginning corner thus established and with the center line of the right of way as follows: South 88° 35' 19" East 99.86 feet; North 81° 31' 48" East 142.20 feet; North 77° 22' 12" East 94.75 feet; North 80° 55' 49" East 180.26 feet; and North 83° 26' 41" East 75.26 feet; then leaving the center of the right of way a new line, North 32° 46' 20" East (passing an existing iron pin at 26.68 feet) a total distance of 291.24 feet to an existing iron pin in the old North boundary; then with the old boundary as follows: North 52° 00' 00" West 428.85 feet to an existing iron pin; North 61° 19' 00" West 287.82 feet; North 73° 34' 00" West 321.57 feet; South 24° 32' 00" East 84.66 feet; South 37° 35' 00" East 168.50 feet; South 23° 27' 00" East 80.60 feet; South 06° 39' 00" East 61.00 feet; South 68° 00' 00" West 159.58 feet; South 18° 02' 00" East 396.90 feet to a point in the North margin of the right of way hereinafter described; then continuing South 18° 02' 00" East 34.23 feet to the point of Beginning; containing 9.82 acres, more or less.

Together With and Subject To the perpetual right of ingress, egress and regress over a right of way having a width of 60 feet, the Northern boundary of which is described as follows and the 60 feet being measured perpendicularly from the following described line:

Beginning at an iron pipe which is located North 17 deg. 43 min. West 34.23 feet from the beginning point of the tract hereinbefore described; thence North 85 deg. 48 min. 35 sec. West 107.48 feet to an existing iron pipe; North 33 deg. 48 min. West 327.66 feet to a hub set; North 83 deg. 32 min. 21 sec. West 469.15 feet to a point in the center of the public road, namely Mount Carmel Road. This being the same right of way described and conveyed in Deed Book 1633, Page 502, and Deed Book 1312, Page 155,

Together With and Subject To the perpetual right of ingress, egress and regress over a right of way having a width of 60 feet, the center line of which is described as follows, 30 feet being measured perpendicular on both sides from the following described line; connecting with and extending eastward from the eastern terminus of the margin of the first right of way described above:

Beginning at a point in the center of the right of way which marks the beginning point of the tract hereinbefore described; then with the center line of the right of way, and generally with the center line of the existing, road, and with a portion of the South boundary of the tract hereinbefore described; as follows: South 88° 35' 19" East 99.86 feet; North 81° 31' 48" East 142.28 feet; North 77° 22' 12" East 94.75 feet; North 80° 55' 49" East 180.26 feet; and North 83° 26' 41" East 75.26 feet.

And being all of that property described in deed recorded in Book 3819, at Page 760 of the Buncombe County, NC Register's Office.

INITIAL
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BR CWR