

There are no delinquent taxes that are a lien on the parcel(s) described in this deed which the Buncombe County Tax Collector is charged with collecting

Doc ID: 031966870004 Type: CRP
Recorded: 09/24/2018 at 02:31:38 PM
Fee Amt: \$1,133.00 Page 1 of 4
Revenue Tax: \$1,107.00
Workflow# 0000488550-0001
Buncombe County, NC
Drew Reisinger Register of Deeds
BK **5704** PG **1986-1989**

9/24/2018
Date

Caleb Owens
Tax Collector

SPECIAL WARRANTY DEED

Return to:

SHARPE & BOWMAN
Box 33

Stay Asheville Inc.

Prepared by:

SHARPE & BOWMAN PLLC
7 N. Main St.
Marshall, NC 28757

SHAPIRO & INGLE
Megan Hawn Gilbert
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216

If the initials of any Grantor or agent appear, the property includes the primary residence of at least one of the Grantors.
(N.C.G.S. § 105-317.2): _____

Tax ID#: 9720-14-8475-00000

REVENUE STAMPS \$1,107.00

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

THIS INDENTURE Made this 21st day of SEPTEMBER, 2018, between Nationstar Mortgage LLC d/b/a Mr. Cooper, hereinafter GRANTOR, whose address is 8950 Cypress Waters Blvd. Coppell TX, 75019 and Stay Asheville Inc, hereafter GRANTEE, whose address is 1070 TUNNEL RD #241, 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:

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

2
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 4247, at Page 1835 of the Buncombe County, NC Register's Office.

Property Address: 64 Velvet Ridge Ln, Asheville, NC 28806

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

And the Grantor covenants with the Grantee, the 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 and to none other.

Nationstar Mortgage LLC d/b/a Mr. Cooper

[Signature]

By:
Name: Jeannine Hanson
Title: Assistant Secretary

ACKNOWLEDGMENT

State of Colorado
County of Elizabet

I, the undersigned Notary Public, certify that Jeannine Hanson personally appeared before me this day and acknowledged that he/she is the Asst. Sec. (Title) of Nationstar Mortgage LLC d/b/a Mr. Cooper, and that by authority duly given and as the act of such entity, he/she signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal this 7th day of June, 2018.

My Commission Expires: 7-18-2020
[Signature]
Notary Public

Property Address: 64 Velvet Ridge Ln, Asheville, NC 28806 15-076246

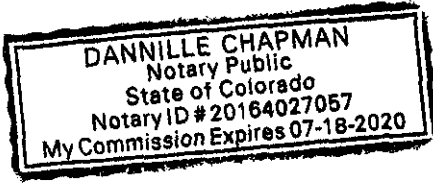


EXHIBIT A

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