



Doc ID: 030777070003 Type: CRP  
Recorded: 12/22/2016 at 12:59:42 PM  
Fee Amt: \$980.00 Page 1 of 3  
Revenue Tax: \$954.00  
Workflow# 0000390803-0002  
Buncombe County, NC  
Drew Reisinger Registrar of Deeds  
BK **5504** PG **1312-1314**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 954.00

Parcel Identifier No. 0627-29-0719-00000 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: John Miller Law Firm, 68 North Market Street, Asheville, NC 28801

This instrument was prepared by: Cartner & Cartner Law Firm, PA, 7 Orchard Street, Suite 200, Asheville, NC 28801

Brief description for the Index: LOT 1, Tom's Creek Subdivision

THIS DEED made this 21<sup>st</sup> day of December, 2016, by and between

**GRANTOR**

Nancy Grace Fraser and Elizabeth L. Baker,  
as Joint Tenants with Right of Survivorship  
107 Asire Ct,  
New Smyrna Beach, FL 32169

**GRANTEE**

William Kevin Hudson and wife,  
Jennifer Goodwin Hudson  
15 Wandering Ridge Dr.  
Black Mountain, NC 28711-6037

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Black Mountain, \_\_\_\_\_ Township, Buncombe County, North Carolina and more particularly described as follows:

Please see Exhibit "A" attached hereto and incorporated herein by reference.

"NO TITLE EXAM PERFORMED-NO TAX ADVICE GIVEN"

This instrument was prepared by David W. Cartner, a licensed NC attorney. Delinquent taxes, if any, are to be paid by the closing attorney to the county tax office, upon disbursement of the closing proceeds

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4490 page 1568.

All or a portion of the property herein conveyed \_\_\_ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 115 page 189.

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, other than the following exceptions:

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

By: \_\_\_\_\_ (Entity Name) Nancy Grace Fraser (SEAL)  
 Print/Type Name: Nancy Grace Fraser

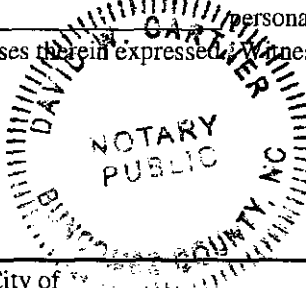
By: \_\_\_\_\_ Elizabeth L. Baker (SEAL)  
 Print/Type Name: Elizabeth L. Baker

By: \_\_\_\_\_ (SEAL)  
 Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
 Print/Type Name: \_\_\_\_\_

State of North Carolina - County or City of Buncombe

I, the undersigned Notary Public of the County or City of Buncombe and State aforesaid, certify that Nancy Grace Fraser and Elizabeth L. Baker 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 21 day of December, 2016



My Commission Expires: 5/8/18 (Affix Seal) \_\_\_\_\_ Notary Public  
 Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ 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: \_\_\_\_\_ (Affix Seal) \_\_\_\_\_ Notary Public  
 Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that \_\_\_\_\_ he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_ 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 on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_ (Affix Seal) \_\_\_\_\_ Notary Public  
 Notary's Printed or Typed Name

**Exhibit A**

BEING all that certain lot or parcel of land situated in Broad River Township, Buncombe County, North Carolina, and more particularly described as follows:

BEING all of Parcel One (containing 4.50 acres, more or less) as the same is shown on that survey entitled Survey for Mary S. Pritchett, Mary M. Castiglione, Nancy G. Fraser, and Elizabeth L. Baker recorded in Plat Book 115 at Page 189, Buncombe County Registry, reference to which is hereby made for a more particular description.

TOGETHER WITH & SUBJECT TO all easements and rights-of-way as shown on the above-referred to recorded plat.

BEING the same property described in Deed Book 4203 at Page 1016, Buncombe County Registry.

Also, being the same property conveyed from Nancy Grace Fraser to Nancy Grace Fraser and Elizabeth L. Baker, as Joint Tenant with Right of Survivorship recorded in Deed Book 4490 Page 1568-1570 in the Buncombe County Register of Deeds.

*NGF*

*ELB*