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Doc ID: 024947260004 Type: CRP  
 Recorded: 10/31/2012 at 09:43:01 AM  
 Fee Amt: \$798.00 Page 1 of 4  
 Revenue Tax: \$770.00  
 Workflow# 0000137359-0001  
 Buncombe County, NC  
 Drew Reisinger Register of Deeds  
 BK **5035** PG **448-451**

EXCISE TAX: \$ 770.00

**MAIL AFTER RECORDING TO:** Law Office of George H. Sperry, Jr.  
 1111 Carmel Commons Blvd, Ste 110  
 Charlotte, NC 28226

**PREPARED BY:** William E. Anderson, Attorney **\*\*NO TITLE WORK,  
 DOCUMENT PREP ONLY\*\***

*This instrument was prepared by William E. Anderson, a licensed NC attorney; delinquent taxes, if any, to be paid Closing Attorney to the county tax collector upon disbursement of closing proceeds.*

**BRIEF DESCRIPTION FOR INDEX:** 18 The Circle Road, Asheville

**PARCEL ID NO:** 9649-75-0294-00000

STATE OF NORTH CAROLINA

**GENERAL WARRANTY DEED**

COUNTY OF BUNCOMBE

THIS DEED, made this the 19th day of October, 2012

by and between

GRANTOR	GRANTEE
William Yancey Barkley, unmarried	Brian P. Peinkofer
	Address:
	<u>18 The Circle Road</u>
	<u>Asheville, NC 28801</u>

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 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 Asheville,                      Township, Buncombe County, North Carolina, and being more particularly described on Schedule "A" (Legal Description) attached hereto and incorporated by reference in its entirety.

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_, page \_\_\_\_\_, Buncombe County Registry.

Title Note: The subject property was originally owned by William Hugh Barkley and wife, Lucile Yancey Barkley as recorded in Deed Book 532, page 228, Buncombe County Registry. William Hugh Barkley passed died in 1969 in Buncombe County and Lucile Yancey Barkley died on December 28, 1996 in Wake County, North Carolina (Estate File #97-E-2746). The Grantor, William Yancey Barkley, is the sole heir of Lucile Yancey Barkley.

A map showing the above described property is recorded in Plat Book 19, page 67.

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.

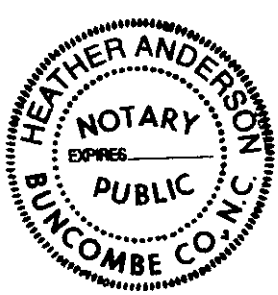
Title to the property hereinabove described is SUBJECT TO the following exceptions:

Property is subject to standard utility service easements, restrictions and rights of way of record.

Property is subject to 2012 Buncombe County ad valorem taxes now due and payable but not yet delinquent.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

William Yancey Barkley (SEAL)  
William Yancey Barkley, unmarried

<p><b>Seal - Stamp</b></p> 	<p><b>State of North Carolina</b>                      <b>County of Buncombe</b></p> <p>I, <u>Heather Anderson</u>, a Notary Public of the State and County aforesaid, do hereby certify that <u>William Yancey Barkley, unmarried</u> personally appeared before me this day and being personally known to me or having produced satisfactory evidence of his/her identity, voluntarily executed the foregoing instrument for the purposes stated therein.</p> <p>Witness my hand and official seal, this the <u>19th</u> day of <u>October</u>, 2012.</p> <p><u>Heather Anderson</u> Heather Anderson, Notary Public</p> <p>My Comm. Expires: <u>10/18/14</u></p>
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**ATTACHMENT**

BEGINNING on a stake in the North margin of the Circle Drive, in the Albemarle Park Company Property, said stake being the South Corner of the Chestnut Hill lot as shown on plat of Albemarle Park, dated October 1938, and recorded in the office of the Register of Deeds of Buncombe County, State of North Carolina, in Plat Book No. 19 at page 67, and running thence with the South line of the Chestnut Hill lot, North 56 deg. 54' East 69.4 feet to a stake, thence still with the south line of said lot North 69 deg. 36' East 88 feet to a stake in the North margin of Quarry Road; thence with the West margin of Quarry Road the following four calls, South 44 deg. 22' West 77.01 feet, South 13 deg. 42' West 109.11 feet, South 37 deg. 56' West 41.0 feet and South 56 deg. 43' West 40.1 feet to a stake at the intersection of the West margin of Quarry Road and the East margin of Circle Drive, thence with the East margin of Circle Drive, the following three calls, North 30 deg. 43' East 63.7 feet, North 8 deg 14' West 62.01 feet and North 39 deg 48' West 40.0 feet to the point or place of BEGINNING. Being all of that certain lot or tract as marked and designated as "Chipmunk" on plat of Albemarle Park, dated October 1938, and recorded in the office of the Register of Deeds of Buncombe County, State of North Carolina, in plat book 19 at page 67, reference to which plat is made for further description. Together with and including the rights-of-ways and easements conveyed to said Carlylle M. Taylor and wife by deed dated December 8, 1939, from the St. Louis Union Trust Company and James H Grover, Trustees, recorded in the office of the Register of Deeds aforesaid in Deed Book 521, at Page 31.

This Deed is made and accepted SUBJECT TO any and all conditions, restrictions, rights-of-ways, privileges and easements of record affecting title to said property, or the use thereof, including particularly the conditions and restrictions contained in the deed above referred to and recorded in said office in Book 521 at page 31.

Parcel ID #9649-75-0294

24 Month Chain of Title:

Date:12/24/1940 Book: 532 Page:228 Owner: William Yancey Barkley

Mailing Address:

18 The Circle Road Asheville, NC 28801

PEINKOFER,BRIAN9-12

18 The Circle Road, Asheville, NC 28801

**EXHIBIT "A"**  
**DESCRIPTION FOR PEINKOFER**

BEING all that certain lot or tract of land as designated "Chipmunk" on a plat entitled "Albemarle Park", said Plat being duly recorded in the Office of the Register of Deeds for Buncombe County, North Carolina, in Plat Book 19, page 67. Reference to said Plat is hereby made for a more particular description of said property.

ALSO BEING the same property as conveyed to William Hugh Barkley and wife, Lucile Yancey Barkley as recorded in Deed Book 532, page 228, Buncombe County Registry.