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Doc ID: 028244110005 Type: CRP
Recorded: 04/15/2015 at 01:09:48 PM
Fee Amt: $212.00 Page 1 of 5
Revenue Tax: $186.00
Workflow# 0000275975-0002
Buncombe County, NC
Drew Reisinger Register of Deeds
BK5303 PG1740-1744

Excise Tax $186.00 | Recording Time, Book and Page

Tax Map No. _____ Parcel Identifier No. 0619-50-9567-00000

Mail after recording to **Norman V. Schaich, P.A., Box 42**

This instrument was prepared by **James M. Ellis,** a licensed North Carolina attorney. Delinquent taxes, if any, are to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. This deed was prepared at the request of the Grantor based upon information provided by the Grantor, and without title examination, survey, or verification of property description.

NORTH CAROLINA
GENERAL WARRANTY DEED

THIS DEED made this 15th day of April, 2015, by and between

GRANTOR

PATRICIA CAPPS BARNHILL, Individually and as Executrix of the Estate of Odell W. Capps and Spouse, JOSEPH DWIGHT BARNHILL, BRENDA C. HOUSAND, Unmarried, JERRY W. CAPPS and Spouse, DEBORAH M. CAPPS and CAROLYN I. STONE a/k/a CAROLYN S. STONE and Spouse, LESTER B. STONE
280 Old Lakey Gap Road
Black Mountain, NC 28711

GRANTEE

PATRICIA ANN FLICK
12337 Milwaukee Court
Thorton, CO 80241

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 Town of Black Mountain, Black Mountain Township, Buncombe County, North Carolina, and more particularly described as follows:

SEE ATTACHED DESCRIPTION

All or a portion of the property herein conveyed ____ includes or _X_ does not include the primary residence of a Grantor.

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The property hereinabove described was acquired by Grantor by Estate of Odell Wendell Capps, Buncombe County Estate File No. 13 E 368. Property was acquired by Odell Wendell Capps by deed recorded in Book 5042 at Page 1633.

A map showing the above described property is recorded in Plat Book 21, page 80.

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 whomever except for the exceptions hereinafter stated.

Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any, ad valorem taxes for the current year and subsequent years, and any local, county, state, or federal laws, ordinances, or regulations relating to zoning, environment, subdivision, occupancy, use, construction, or development of the subject property, including existing violations of said laws, ordinances, or regulations.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

Patricia Capps Barnhill (SEAL)
PATRICIA CAPPS BARNHILL, Individually and as Executrix of the Estate of Odell W. Capps

Joseph D Barnhill (SEAL)
JOSEPH DWIGHT BARNHILL

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

Personally appeared before me this day the said PATRICIA CAPPS BARNHILL, Individually and as Executrix of the Estate of Odell W. Capps and Spouse, JOSEPH DWIGHT BARNHILL, known to me personally or who produced satisfactory evidence of his or her identity in the form of a drivers license, and who acknowledged that they voluntarily executed the foregoing instrument for the purposes stated therein this the 15th day of April, 2015.

My Commission Expires:

_____

James M. Ellis
Notary Public
Buncombe County, NC
My Commission Expires: 9/10/2017

J M. Ellis
Notary Public

(SEAL)

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Brenda C. Housand (SEAL)
BRENDA C. HOUSAND

Jerry W. Capps (SEAL)
JERRY W. CAPPS

Deborah M. Capps (SEAL)
DEBORAH M. CAPPS

Carolyn I. Stone (SEAL)
CAROLYN I. STONE

Lester B. Stone (SEAL)
LESTER B. STONE

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

Personally appeared before me this day, the said BRENDA C. HOUSAND, Unmarried, known to me personally or who produced satisfactory evidence of his or her identity in the form of a drivers license, and who acknowledged that he or she voluntarily executed the foregoing instrument for the purposes stated therein.

This the 16th day of April, 2015.

(SEAL) James M. Ellis Notary Public Buncombe County, NC My Commission Expires: 9/10/2017

Notary Public

My Commission expires:_____

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

Personally appeared before me this day, the said JERRY W. CAPPS and Spouse, DEBORAH M. CAPPS, known to me personally or who produced satisfactory evidence of his or her identity in the form of a drivers license, and who acknowledged that he or she voluntarily executed the foregoing instrument for the purposes stated therein.

This the 15th day of April, 2015.

Notary Public

(SEAL)

My Commission expires:_____

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STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

Personally appeared before me this day, the said CAROLYN I. STONE, a/k/a CAROLYN S. STONE and Spouse, LESTER B. STONE, known to me personally or who produced satisfactory evidence of his or her identity in the form of a drivers license, and who acknowledged that he or she voluntarily executed the foregoing instrument for the purposes stated therein.

This the 15th day of April, 2015.

Notary Public

(SEAL)

James M. Ellis
Notary Public
Buncombe County, NC
My Commission Expires: 9/10/2017

My Commission expires:_____

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Description of property for transfer from PATRICIA CAPPS BARNHILL, Individually and as Executrix of the Estate of Odell W. Capps and Spouse, JOSEPH DWIGHT BARNHILL, BRENDA HOUSAND, Unmarried, JERRY CAPPS and Spouse, DEBORAH M. CAPPS and CAROLYN I. STONE a/k/a CAROLYN S. STONE and Spouse, LESTER B. STONE to PATRICIA ANN FLICK

BEING Lot nos. 1 and 2, Block E, as laid down and shown on the Plat of the SPANISH CASTLE ESTATES, INC., which said Plat is duly of record in the office of the Register of Deeds for Buncombe County, North Carolina, in Plat Book 21 at Page 80, to which reference is hereby made. Being a part of the original Guastavino property. Being the same property described and conveyed by Deed duly recorded in the aforesaid Register of Deeds Office in Deed Book 927 at Page 393, to which reference is hereby made.