

4

9

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: 030140390008 Type: CRP
Recorded: 03/24/2016 at 12:50:24 PM
Fee Amt: \$861.00 Page 1 of 8
Revenue Tax: \$810.00
Workflow# 0000337182-0001
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 5408 PG 154-161

03/24/16
Date

Stephen Coste
Tax Collector

NON-STANDARD
FILING

Excise Tax: \$810.00	Recording Time, Book and Page
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Parcel Identifier No. 9649-31-9528-00000, 9649-31-9505-00000 and 9649-31-9555-00000
Verified by _____ County on the _____ day of _____, 20____
by _____

Mail after recording to: Ward and Smith, P.A. (Box 56)

This instrument was prepared by Orsbon & Fenninger, L.L.P.
Cynthia T. Fenninger, Esq.
** No title exam performed by this law firm

Brief Description For The Index:

0.147 acre parcel, more or less, off Broadway

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 24th day of MARCH, 2016, by and between

GRANTOR	GRANTEE
EDWARD B. YOUNG, unmarried, SAM R. YOUNG, III, unmarried, MARTHA Y. CUPP and husband, RONALD T. CUPP, and KATHERINE Y. MANGUM and husband, HARLEY S. MANGUM, as tenants in common Grantor Mailing Address: 4201 Congress Street, Suite 110 Charlotte, North Carolina 28209	Vun Pau Foo Grantee & Tax Mailing Address: 45 Tunnel Road Asheville, North Carolina 28805

Enter in appropriate block for each party: name, 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.

OandF:06022883.DOC

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WITNESSETH, that the Grantor for valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all of that certain lot or parcel of land situated the City of Asheville, Buncombe County, North Carolina, and more particularly described as follows:

SEE THE ATTACHED EXHIBIT A WHICH IS INCORPORATED HEREIN BY REFERENCE.

* All of the property being herein conveyed is not the primary residence of Grantor.

**Margaret Troutman Young died a resident of Buncombe County, North Carolina on June 1, 2011, survived by her husband, Sam R. Young (see Estate File 11-E-1619). Sam R. Young died a resident of Buncombe County, North Carolina on June 16, 2011 (see Estate File 11-E-1064).

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 1181, Page 63, Deed Book 1182, Page 78 and Deed Book 1363, Page 555 in the Buncombe County Public Registry.

A map showing the above described property is recorded in Map Book 156, Page 160.

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 Grantor for itself and its successors and assigns covenants with Grantee and Grantee's heirs, successors and assigns, that Grantor is seized of said premises in fee simple and has right to convey the same in fee simple; that title is free and clear from all encumbrances and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, except that this conveyance is made subject to the Permitted Exceptions as follows: zoning ordinance for the City of Asheville, street right-of-ways for Woodfin Street and Broadway Street/U.S. 25 (aka Broadway) as modified by that Memorandum of Action by the Department of Transportation recorded in Book 1372 at Page 350 and by that Consent Judgment to the Department of Transportation recorded in Book 1448 at Page 518, utility services in place as shown on that plat recorded in Plat Book 156 at Page 160, and to the lien of ad valorem taxes for 2016.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed, the day and year first above written.

Edward B. Young (SEAL)
EDWARD B. YOUNG

<SEE ATTACHED> (SEAL)
SAM R. YOUNG, III

<SEE ATTACHED> (SEAL)
MARTHA Y. CUPP

<SEE ATTACHED> (SEAL)
RONALD T. CUPP

Katherine Y. Mangum (SEAL)
KATHERINE Y. MANGUM

Harley S. Mangum (SEAL)
HARLEY S. MANGUM

OandF:06022883.DOC

WITNESSETH, that the Grantor for valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all of that certain lot or parcel of land situated the City of Asheville, Buncombe County, North Carolina, and more particularly described as follows:

SEE THE ATTACHED EXHIBIT A WHICH IS INCORPORATED HEREIN BY REFERENCE.

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**Margaret Troutman Young died a resident of Buncombe County, North Carolina, on June 1, 2011, survived by her husband, Sam R. Young (see Estate File 11-E-1619). Sam R. Young died a resident of Buncombe County, North Carolina, on June 16, 2011 (see Estate File 11-E-1064).

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IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed, the day and year first above written.

_____(SEAL)
 EDWARD B. YOUNG
Sam R. Young III by his attorney-in-fact
Cynthia J. Ferruf (SEAL)
 SAM R. YOUNG, III
Martha Y. Cupp by her attorney-in-fact
Cynthia J. Ferruf (SEAL)
 MARTHA Y. CUPP
Ronald J. Cupp by his attorney-in-fact
Cynthia J. Ferruf (SEAL)
 RONALD T. CUPP

_____(SEAL)
KATHERINE Y. MANGUM

_____(SEAL)
HARLEY S. MANGUM

STATE OF NORTH CAROLINA

COUNTY OF BUNCOMBE

I, SUE H. HOPKINS, a Notary Public for the above State and County, hereby certify that EDWARD B. YOUNG, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

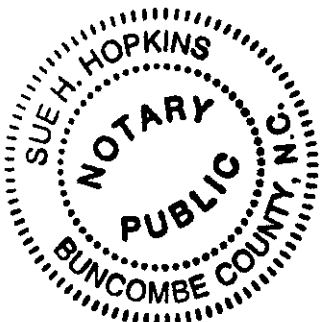
WITNESS my hand and official seal, this the 22nd day of MARCH, 2016.

My Commission Expires: 4/15/17

Sue H. Hopkins
Official Signature of Notary Public

[NOTARY SEAL]

SUE H. HOPKINS
Typed/Printed Name of Notary Public



STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

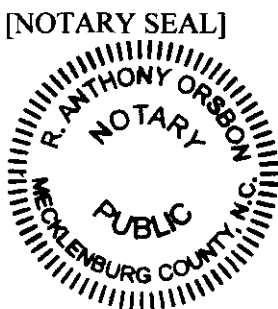
I, R. Anthony Orsbon, a Notary Public for Mecklenburg County and State of North Carolina, do hereby certify that CYNTHIA T. FENNINGER personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing instrument for and on behalf of the said SAM R. YOUNG, III and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Register of Deeds in the County of Buncombe, State of North Carolina, at Book 5408, Page 150, and that this instrument was executed under and by virtue of the authority given by said instruments granting her power of attorney.

I do further certify that the said CYNTHIA T. FENNINGER acknowledged the due execution of the foregoing instrument for the purposes therein expressed for and in behalf of the said SAM R. YOUNG, III.

WITNESS my hand and official seal, this the 23 day of March, 2016.

My Commission Expires: 2/17/17

R. Anthony Orsbon
Official Signature of Notary Public



R. Anthony Orsbon
Typed/Printed Name of Notary Public

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, R. Anthony Orsbon, a Notary Public for Mecklenburg County and State of North Carolina, do hereby certify that CYNTHIA T. FENNINGER personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing instrument for and on behalf of the said MARTHA Y. CUPP and RONALD T. CUPP and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Register of Deeds in the County of Buncombe, State of North Carolina, at Book 5408, Page 158, and that this instrument was executed under and by virtue of the authority given by said instruments granting her power of attorney.

I do further certify that the said CYNTHIA T. FENNINGER acknowledged the due execution of the foregoing instrument for the purposes therein expressed for and in behalf of the said MARTHA Y. CUPP and RONALD T. CUPP.

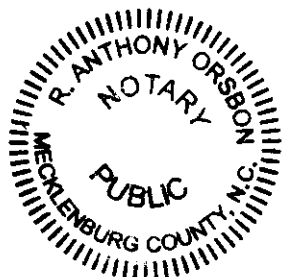
WITNESS my hand and official seal, this the 23 day of March, 2016.

My Commission Expires: 2/17/17

[NOTARY SEAL]

R. Anthony Orsbon
Official Signature of Notary Public

R. Anthony Orsbon
Typed/Printed Name of Notary Public



STATE OF NORTH CAROLINA

COUNTY OF BUNCOMBE

I, SUE H. HOPKINS, a Notary Public for the above State and County, hereby certify that KATHERINE Y. MANGUM and husband, HARLEY S. MANGUM, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and official seal, this the 23rd day of MARCH, 2016.

My Commission Expires: 4/15/17

Sue H. Hopkins
Official Signature of Notary Public

[NOTARY SEAL]

SUE H. HOPKINS
Typed/Printed Name of Notary Public

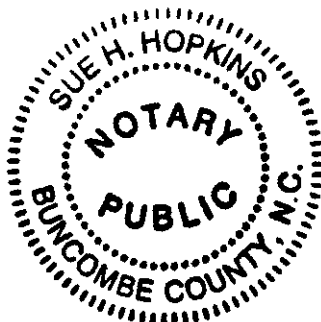


EXHIBIT A

Lying in the City of Asheville, Buncombe County, North Carolina, being known as 95 Broadway or Broadway Street, Asheville, North Carolina, and being described as follows:

BEING all of that 0.147 acre parcel of land shown on that plat of "Survey for NIV, LLC" dated February 25, 2016, prepared by Danny R. Tolar, P.L.S. (L-2823), and recorded in Plat Book 156, Page 160, in the Office of the Register of Deeds of Buncombe County, North Carolina, reference to which plat is hereby made for a more definite description.

BEING portions of the real property conveyed to Sammy (or Sam) R. Young, Jr., and wife, Margaret T. Young, by Deed recorded in Deed Book 1181, Page 63, Deed Book 1182, Page 78, and Deed Book 1363, Page 555, in said Registry.

130060-00002

ND: 4832-5557-9438, v. 1