

Doc ID: 026380140003 Type: CRP
Recorded: 06/24/2014 at 02:04:47 PM
Fee Amt: \$528.00 Page 1 of 3
Revenue Tax: \$502.00
Workflow# 0000224589-0001
Buncombe County, NC
Drew Reisinger Register of Deeds
BK **5219** PG **574-576**

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$502.00
Parcel Identifier No. See attached Exhibit A Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Van Winkle Law Firm (JCB) Box 55
This instrument was prepared by: M. Jay DeVaney, a licensed North Carolina attorney (without title examination)
Delinquent taxes, if any, to be paid by the closing attorney, Jackson C. Bebbler, to the county tax collector upon disbursement of closing proceeds.
Brief description for the Index: Lots in Fox Lair Crossing SD

THIS DEED made this 23rd day of June, 2014, by and between

GRANTOR	GRANTEE
First Troy SPE, LLC 341 North Main Street Troy, NC 27371	Colliers Avenue Properties LLC a North Carolina limited liability company 10 S. Cardinal Drive Wilmington, NC 28403

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 or parcel of land situated in the City of Weaverville, Reems Creek Township, Buncombe County, North Carolina and more particularly described as follows:

BEING all of Lots 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 19, 23, 28, 29, and 32 of Phase I of Fox Lair Crossing Subdivision, as shown on those plats recorded in Plat Book 102 at Pages 58 and 59 of the Buncombe County Register of Deeds. (See attached Exhibit A for tax parcel numbers.)

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4890 page 1056.
All or a portion of the property herein conveyed _____ includes or ☒ does not include the primary residence of a Grantor.
A map showing the above described property is recorded in Plat Book 102 Pages 58 and 59.

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 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, other than the following exceptions:

Easements, restrictions and rights of way of record, governmental regulations, and ad valorem taxes for the current year.

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

First Troy SPE, LLC

By: Elizabeth B. Bostian
Elizabeth B. Bostian, Vice President

State of North Carolina - County of Guilford

I, the undersigned Notary Public of the County of Guilford and State aforesaid, certify that Elizabeth B. Bostian personally came before me this day and acknowledged that she is the Vice President of First Troy SPE, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, 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 23 day of June, 2014.

My Commission Expires: 7/8/16 Ann M Cantrell Notary Public
Ann M Cantrell Printed Name

(Affix Seal)

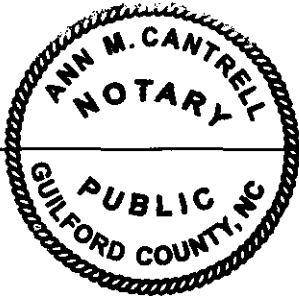


EXHIBIT A
(Tax Parcel Numbers)

Lot 2	9752-59-5702-00000
Lot 3	9752-59-4671-00000
Lot 4	9752-59-4521-00000
Lot 5	9752-59-3480-00000
Lot 8	9752-59-1006-00000
Lot 9	9752-49-9087-00000
Lot 10	9752-49-8068-00000
Lot 11	9752-49-7056-00000
Lot 12	9752-49-7107-00000
Lot 13	9752-49-6391-00000
Lot 14	9752-49-9331-00000
Lot 19	9752-59-3930-00000
Lot 23	9752-49-9465-00000
Lot 28	9752-49-5739-00000
Lot 29	9752-49-5933-00000
Lot 32	9753-40-8125-00000