

Deed Book Index

TIP No: B-6018

Project No: 48213.1.1

County: Buncombe

Project: Bridge 536 over Newfound Creek on SR 1296

Property Owners	Deed Book/Page Num	Page Num
Nancy Cole	973/173	2
Edgardo Rivera	5928/1245	4
Max Rymer	1116/628	7
Carroll Shook Trust	NO DEED INFO	-
Leicester Volunteer Fire Dept	4848/13210	9

State of North Carolina
County of Buncombe,

This Indenture, made this day of November, 1967 by and between

ROY C. SMITH and wife, OLEAN SMITH

hereinafter called Grantors, and

JAMES CROMWELL COLE and wife, ^{170.7}NANCY S. COLE

¹⁶⁹hereinafter called Grantees, (said designations shall include the respective parties, whether one or more, individual or corporate, and their respective successors in interest or assigns).

Witnesseth; That the Grantors, for and in consideration of the sum of Ten Dollars, and other good and valuable considerations to them in hand paid by the Grantees, the receipt whereof is hereby acknowledged, have given, granted, bargained, sold and conveyed, and by these presents do give, grant, bargain, sell, convey and confirm unto the Grantees their heirs and/or successors and assigns (subject, however, to any conditions, restrictions, limitations, reservations or exceptions appearing after the description below), the following particularly described real estate, located in Buncombe County, North Carolina, to-wit: In Leicester Township, on the waters of Newfound Creek:

TRACT I

BEGINNING at the center of the bridge on Brooks Branch Road in the center of Newfound Creek and runs up Brooks Branch Road North 12 Degrees West 70 Feet; thence North 5 Degrees East 232 feet; thence North 23 Degrees 30 minutes West 63 feet to the north end of a metal pipe at James Cole's corner; thence with his line South 46 Degrees 30 minutes West 372 feet to Cole's southeast corner; thence with his line South 64 Degrees 45 minutes West 260 feet to a point in the center of a bridge and branch; thence down with the branch and Harold Rhodes line South 29 Degrees 30 minutes East 200 feet; thence South 37 Degrees 30 minutes East 167 feet to the center of Newfound Creek; thence down the said Creek North 48 Degrees 30 minutes East 248 feet; thence North 44 Degrees East 175 feet to the point and place of BEGINNING. Being a part of the property described in a deed dated March 24, 1967 from Leana M. Robinson et al to the grantors herein as shown in Deed Book 958, Page 165 in the Office of the Register of Deeds for Buncombe County, North Carolina.

TRACT II

BEGINNING on an iron stake on a ridge in the Old David line and runs with said line South 57 Degrees West 322 feet to a locust post the Robinson Davis corner; thence South 27 Degrees 30 minutes East 315 feet to a point in a branch and in Harold Shoemaker's line; thence with his said line North 59 Degrees 30 minutes East 276 feet to a stake; thence South 26 Degrees East 493 feet to a stake; thence North 45 Degrees East 330 feet to the mouth of a culvert; thence up and with the center of Brooks Branch Road North 20 Degrees West 253 feet to a point in center of road said point being the Southeast corner of the Georgia Robinson Wright dwelling house lot; thence leaving said road South 45 Degrees 30 minutes West 80 feet to an iron stake; thence North 46 Degrees 15 minutes West 636 feet to an iron stake on the ridge in the old David line, the place of BEGINNING. And being the same property described in a deed from Georgia Robinson Wright et al to Roy C. Smith and wife dated March 2, 1967, and recorded in the Office of the Register of Deeds for Buncombe County, North Carolina, in Deed Book 958, Page 193.

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To Have and to Hold the above described land and premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantees, their heirs and/or successors and assigns forever.

And the Grantors covenant to and with the Grantees, their heirs and/or successors and assigns, that the Grantors are lawfully seized in fee simple of said land and premises, and have full right and power to convey the same to the Grantees in fee simple, and that said land and premises are free from any and all encumbrances (with the exceptions above stated, if any), and that they will and their heirs, executors, administrators and/or successors shall forever warrant and defend the title to the said land and premises, with the appurtenances, unto the Grantees, their heirs and/or successors and assigns, against the lawful claims of all persons whomsoever.

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.

_____.⁹¹⁷ (SEAL) Roy C. Smith (SEAL)
_____.⁹¹⁶ (SEAL) Olean Smith (SEAL)
_____ (SEAL) _____ (SEAL)



State of North Carolina, County of Buncombe

I, Ray J. Seabree, a Notary Public of said State and County, do hereby certify, that

ROY C. SMITH and wife, OLEAN SMITH

personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and Notarial Seal, this 14th day of November, 1967.

My commission expires: 3/31/68 Ray J. Seabree, Notary Public.

State of _____, County of _____

I, _____, a Notary Public of said State and County, do hereby certify that

personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and Notarial Seal, this _____ day of _____, 19____.

My commission expires: _____, Notary Public

State of North Carolina, County of Buncombe

Each of the foregoing certificates, namely of Ray J. Seabree,

a notary or Notaries public of the State and County designated is certified to be correct.

This 29 day of Dec., 1967.

WILLIAM E. DIGGES

Register of Deeds, Buncombe County

By: E. Lybette Batcher, Deputy

1967 at 3:30 P.M.

WILLIAM E. DIGGES

Register of Deeds, Buncombe County

By: E. Lybette Batcher, Deputy

Filed for registration on the 29 day of Dec.



Doc ID: 028192830003 Type: CRP
Recorded: 03/27/2015 at 04:38:31 PM
Fee Amt: \$517.00 Page 1 of 3
Revenue Tax: \$491.00
Workflow# 0000273335-0001
Buncombe County, NC
Drew Reisinder Register of Deeds

BK 5298 PG 1245-1247

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

3/27/15
Date

Carol Jordan
Tax Collector

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$491.00
Parcel Identifier No. 8699-16-3902-00000 Verified by _____ County on the _____ day of _____, 20____
By: _____
Mail/Box to: Attorney Chuck Dixon, 137 Hazel Street, Waynesville, NC 28786
This instrument was prepared by: Goosmann Rose Colvard & Cramer, P.A., (15-0676) EMC cy jwr
Brief description for the Index: _____

THIS DEED made this 24th day of March, 2015 by and between

GRANTOR
Robert P. Moon and
Vicky D. Moon, married to each other
106 N. Broadway
Portland, TN 37148

GRANTEE
Edgardo L. Rivera
and wife,
Debbie Rodriguez

20 Brooks Branch Rd.
Leicester NC 28748

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 Leicester Township, Buncombe County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference. This instrument was prepared by the law office of Goosmann Rose Colvard & Cramer, P.A. without review or examination of the herein described property and no opinions or representations are being made, either expressed or implied, by said law firm or any of its attorneys.

This instrument was prepared by Elizabeth L. Cramer, a licensed NC attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4467 page 1131.

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 _____ page _____.

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010
Printed by Agreement with the NC Bar Association

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: Easements, restrictions, rights of way of record and utility lines readily apparent and in existence over or under the subject property. Ad Valorem taxes for the current year.

(Entity Name)

Robert P Moon (SEAL)
Print/Type Name: Robert P. Moon

By: _____
Print/Type Name & Title: _____

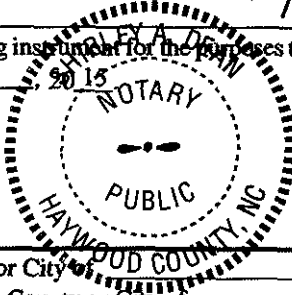
Print/Type Name: Nicky D. Moon (SEAL)

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

State of North Carolina - County or City of Haywood
I, the undersigned Notary Public of the County or City of Haywood and State aforesaid, certify that Robert P. Moon and wife, Vicky D. Moon 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 29th day of March 2018.

My Commission Expires: 06-19-17
(Affix Seal)



Shirley A. Dean
Shirley A. Dean 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's Printed or Typed Name

Notary Public

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary's Printed or Typed Name

Notary Public

EXHIBIT A

BEGINNING at a point in the center of Brooks Branch Road, (said point of beginning being located N 05' 28' 00" W 98.99 feet from a PK nail in the center of said Brooks Branch Road, and in the center of Newfound Creek at the beginning of Tract 1 as described in Deed Book 973, at Page 173, Buncombe County Registry), and runs thence with the center of Brooks Branch Road six (6) calls as follows: (1) N 09 deg. 44' 15" E 20.54 feet, (2) N 13 deg. 17' 52" E 68.03 feet, (3) N 09 deg. 01' 09" E 48.25 feet, (4) N 05 deg. 44' 41" E 50.01 feet, (5) N 00 deg. 07' 42" E 44.98 feet, and (6) N 21 deg. 42' 30" W 18.48 feet to an existing spike in the center of said road; thence with the center line of a 12-foot right-of-way and a 10-foot gravel drive, three (3) calls as follows: (1) S 79 deg. 31' 10" W 27.19 feet to a point, (2) S 56 deg. 46' 05" W 25.39 feet, and (3) S 56 deg. 25' 34" W 243.32 feet to a point; thence S 12' 28' 14" E 19.50 feet to an iron pipe set; thence S 16 deg. 13' 18" E 85.80 feet to an iron pipe set; thence N 83 deg. 08' 58" E 100.47 feet to an iron pipe set; thence S 88 deg. 09' 02" E 81.45 feet to an iron pipe set; thence S 88 deg. 09' 02" E 16.41 feet to the **POINT OF BEGINNING**, and containing **0.96 acres** as per plat of survey by M. Dale Cipar, RLS, dated March 17, 1994, and bearing File Number 5180.

And being all of that property as conveyed in that deed recorded in **Record Book 4467, at Page 1131**, Buncombe County, NC Register's Office.

15-0676

BOOK 1116 PAGE 628

State of North Carolina
County of Buncombe,

This Indenture, made this 18th day of March, 1975 by and between
VICKY DIANA RYMER, Unmarried,

hereinafter called Grantors, and MAX STEVIE RYMER

hereinafter called Grantees, (said designations shall include the respective parties, whether one or more, individual or corporate, and their respective successors in interest or assigns).

Witnesseth: That the Grantors, for and in consideration of the sum of Ten Dollars, and other good and valuable considerations to them in hand paid by the Grantees, the receipt whereof is hereby acknowledged, have given, granted, bargained, sold and conveyed, and by these presents do give, grant, bargain, sell, convey and confirm unto the Grantees their heirs and/or successors and assigns (subject, however, to any conditions, restrictions, limitations, reservations or exceptions appearing after the description below) the following particularly described real estate, located in Buncombe County, North Carolina, to-wit: all my one-half undivided interest in Lying and being in Leicester Township, Buncombe County, North Carolina.

BEGINNING at a spike in the center of the bridge over Newfound Creek and in the center of Brooks Branch Road where the same crosses Newfound Creek, and runs thence with the center of said Newfound Creek the following four courses and distances: North 40° 55' East 575 feet to a stake; North 15° 55' East 290 feet to a stake at the intersection of Brooks Branch, North 45° 55' East 115 feet to a stake and North 78° 55' East 160 feet to an iron pin; thence leaving Newfound Creek and with the property of Hoyt Plemmons North 42° 35' West 199 feet to a four inch wild cherry; thence North 37° 10' West 168 feet to a persimmon; thence North 31° 20' West 280 feet to an eight inch locust, corner of property of Rosie R. Reynolds, thence with the Reynolds property South 50° 24' West 145 feet to a hub; thence North 46° 37' West 125 feet to an iron pin; thence South 36° West 290 feet to an iron pin in the center of Brooks Branch; thence North 55° 25' West 218 feet to an iron pin, R. Hoglen's corner; thence with Hoglen's line South 57° 40' West 160 feet to a hub in the center of Brooks Branch Road; thence with the center of said Brooks Branch Road the following seven courses and distances: South 35° 22' East 200 feet to a stake, South 24° 36' East 200 feet to a stake, South 13° 21' East 271 feet to a stake; South 23° 41' East 217 feet to a stake, South 5° 24' East 100 feet to a stake, South 5° 24' West 170 feet to a stake and South 18° 47' East 67.2 feet to the BEGINNING.

BEING the same property conveyed to Max Stevie Rymer and Vicky Diana Rymer by Deed recorded in Deed Book 1086, at Page 437 in the Buncombe County Public Registry.

This conveyance made SUBJECT to that certain Deed of Trust and the accompanying Note executed by Max Stevie Rymer and Vicky Diana Rymer to William F. Wolcott, III, Trustee for Max A. Rymer and wife, Margaret B. Rymer, dated October 1, 1973 and recorded in Deed of Trust Book 824, at Page 105 in the Buncombe County Public Registry, the balance of which indebtedness as secured by said Deed of Trust the Grantee hereby assumes and agrees to pay.

This Conveyance is further made SUBJECT to easements, restrictions and rights-of-way of record, if any, which may affect the subject premises, and to 1975 taxes.

all my one-half undivided interest in
To Have and to Hold the above described land and premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantees, their heirs and/or successors and assigns forever.

And the Grantors covenant to and with the Grantees, their heirs and/or successors and assigns, that the Grantors are lawfully seised in fee simple of said land and premises, and have full right and power to convey the same to the Grantees in fee simple, and that said land and premises are free from any and all encumbrances (with the exceptions above stated, if any), and that they will and their heirs, executors, administrators and/or successors shall forever warrant and defend the title to the said land and premises, with the appurtenances, unto the Grantees, their heirs and/or successors and assigns, against the lawful claims of all persons whomsoever.

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.

_____ (SEAL)	⁸⁴⁶⁻⁶ <i>Vicky Diana Rymer</i> (SEAL)
_____ (SEAL)	VICKY DIANA RYMER
_____ (SEAL)	_____ (SEAL)
_____ (SEAL)	_____ (SEAL)
_____ (SEAL)	_____ (SEAL)
_____ (SEAL)	_____ (SEAL)
_____ (SEAL)	_____ (SEAL)

State of North Carolina, County of Buncombe

Dorothy Morro

_____, a Notary Public of said State and County, do hereby certify that

VICKY DIANA RYMER

personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and Notarial Seal; this 18th day of March, 1975.

My commission expires: September 25, 1979.

Dorothy Morro, Notary Public.

State of

County of

I, _____, a Notary Public of said State and County, do hereby certify that

personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and Notarial Seal, this _____ day of _____, 19____.

My commission expires: _____

_____, Notary Public.

State of North Carolina, County of Buncombe

Each of the foregoing certificates, namely of _____

Dorothy Morro

a notary or Notaries public of the State and County designated is certified to be correct.

This 19 day of March, 1975.

WILLIAM E. DIGGES

Register of Deeds, Buncombe County

By: *Efabel B. Batcher* Deputy

Filed for registration on the 19 day of March, 1975.

at 9:40 a.m.

WILLIAM E. DIGGES

Register of Deeds, Buncombe County

By: *Efabel B. Batcher* Deputy

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Doc ID: 023308100004 Type: CRP
Recorded: 12/28/2010 at 03:40:18 PM
Fee Amt: \$278.00 Page 1 of 4
Revenue Tax: \$250.00
Workflow# 0000047595-0002
Buncombe County, NC
Otto W. DeBruhl Register of Deeds
BK 4848 PG 1230-1233

NORTH CAROLINA WARRANTY DEED

Excise Tax: \$250.00

Parcel ID No.: 8699-16-2335-00000 Verified by _____ County on the _____ day of _____, 20____.

By: _____

Mail/Box to: John C. Frue, Box 78

This instrument was prepared by: John C. Frue, P.A., 20 Battery Park Ave, Ste 405, Asheville, NC 28801

Brief description for the Index: 5.23 Acres +/-, Newfound Road

THIS DEED made this 22 nd day of December, 2010, by and between	
GRANTOR	GRANTEE
Donald Duckett and wife, Elizabeth F. Duckett	Leicester Volunteer Fire Department, Incorporated, A North Carolina Corporation
193 Hookers Gap Rd Leicester, NC 28748	2852 New Leicester Hwy Leicester, NC 28748

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.

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 _____, _____ Township, Buncombe County, North Carolina and more particularly described as follows:

See Attached Exhibit "A" Incorporated Herein By Reference

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4821 Page 118.

A map showing the above described property is recorded in Plat Book _____ Page _____.

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:

The provisions of all applicable zoning and land use ordinances, statutes and regulations, all restrictive covenants and utility easements of record, if any; and 2010 ad valorem taxes.

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

Donald Duckett (SEAL)
Donald Duckett

Elizabeth F. Duckett (SEAL)
Elizabeth F. Duckett

____ (SEAL)

____ (SEAL)

State of North Carolina, County of Buncombe

I, the undersigned Notary Public of the County and State aforesaid, certify that Donald Duckett and Elizabeth F. Duckett 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 28th day of December, 2010.



My commission expires: 01-07-15

Sarah S. Raiford
Notary Public

State of _____, County of _____

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

____ Register of Deeds for _____ County

By: _____ Deputy/Assistant - Register of Deeds

EXHIBIT "A"

LeicesterVFD(5.23 acre tract)

All that tract or parcel of land lying and being in Buncombe County, North Carolina, and being more particularly described as follows:

BEGINNING at a point which lies South 40 Degrees 16 Minutes 16 Seconds West 19.72 feet from a PK nail set in a bridge which crosses Newfound Creek, said point or place of Beginning also marking the point or place of Beginning of Deed Book 978, Page 377, Buncombe County, North Carolina Registry, and runs thence from the point or place of Beginning thus established and up and with the thread of Newfound Creek with the James and Nancy Cole line as set forth and described in Deed Book 973, Page 173, Buncombe County, North Carolina Registry the following six courses and distances; to wit: South 54 Degrees 38 Minutes 48 Seconds West 34.58 feet to a point; thence South 37 Degrees 54 Minutes 06 Seconds West 37.41 feet to a point; thence South 44 Degrees 36 Minutes 46 Seconds West 133.67 feet to a point; thence South 22 Degrees 46 Minutes 24 Seconds West 46.47 feet to a point; thence South 53 Degrees 25 Minutes 11 Seconds West 133.82 feet to a point; thence South 44 Degrees 30 Minutes 00 Seconds West 16.64 feet to a point; thence continuing with the thread of Newfound Creek and the Wayne and Dixie King line as set forth and described in Deed Book 1382, Page 575, Buncombe County, North Carolina Registry the following two courses and distances; to wit: South 44 Degrees 30 Minutes 00 Seconds West 9.83 feet to a point; thence South 60 Degrees 03 Minutes 08 Seconds West 136.01 feet to a stake; thence leaving Newfound Creek and continuing with the King line and running South 78 Degrees 37 Minutes 20 Seconds West 63.62 feet to a point; thence with the Newfound Country Club line as set forth and described in Deed Book 1030, Page 162, Buncombe County, North Carolina Registry the following two courses and distances; to wit: South 78 Degrees 37 Minutes 20 Seconds West 20.78 feet to a stake; thence South 11 Degrees 24 Minutes 59 Seconds West 43.41 feet to a point; thence generally with a ditch and the Newfound Country Club line South 35 Degrees 36 Minutes 17 Seconds East passing an iron pin at a culvert at 402.19 feet a total distance of 412.29 feet to a point in the center of Newfound Road (S.R. 1004); thence with the center of Newfound Road North 44 Degrees 53 Minutes 43 Seconds East 591.36 feet to a point on a concrete culvert under Newfound Road; thence up and with a branch and located to the West of Brooks Branch Road the following six courses and distances; to wit: North 16 Degrees 39 Minutes 15 Seconds West 12.75 feet; thence North 16 Degrees 39 Minutes 15 Seconds West 9.87 feet; North 02 Degrees 43 Minutes 01 Seconds West 45.58 feet to a point; thence North 31 Degrees 00 Minutes 07 Seconds West 148.21 feet to a point; thence North 27 Degrees 40 Minutes 58 Seconds West 85.48 feet to a point; thence North 30 Degrees 02 Minutes 16 Seconds West 68.87 feet to the point or place of **BEGINNING**.

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BEING ALL that certain 5.23 acre tract of land as same is set forth and described on a survey entitled "Jeff Duckett" dated February 1, 2008 by Alan B. Styles, PLS and bearing project number 08-B-01.

Being all of that certain tract or parcel of land as same is set forth and described on a Deed dated September 14, 2010 from Jeffrey W. Duckett and wife, Rebecca L. Duckett to Donald Duckett and wife, Elizabeth F. Duckett and recorded in Deed Book 4821, Page 118, Buncombe County, North Carolina Registry, reference to which said Deed is hereby made for a more particular description.