


CW



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 Recorded: 05/15/2007 at 01:31:02 PM
 Fee Amt: \$331.00 Page 1 of 2
 Excise Tax: \$314.00
 Workflow# 2368211
 Buncombe County, NC
 Otto W. DeBruhl Register of Deeds
BK 4404 PG 1208-1209

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$314.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
 By: _____

Mail after recording to ~~Ronald E. Sneed, P.A. (BOX #47)~~
P.O. Box 995, Black Mountain, NC 28711

Wilder Wadford #4
 This instrument was prepared by **RONALD E. SNEED**

Brief description for the Index **Lot 7 PB 59 Pg 88**

THIS DEED made this _____ th day of **May, 2007**, by and between

GRANTOR	GRANTEE
TIMOTHY B. MILLER and wife, SARAH CHAPIN MILLER	KAREN L. FOX 24 White Willow Ridge Black Mountain, NC 28711

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

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BEING all of Lot 7 as shown on a Plat entitled "Survey for United Research Land Development Corporation" recorded in the Office of the Register of Deeds for Buncombe County, North Carolina, in Plat Book 59 at Page 88, reference to which is hereby made for a more particular description.

TOGETHER WITH and subject to those 30 foot rights of way as shown on the aforementioned Plat.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 1727 at Page 145, Buncombe County Registry.

A map showing the above described property is recorded in Plat Book 59 at Page 88.

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:

Subject to easements and restrictions of record

IN WITNESS WHEREOF, the Grantor has set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Timothy B. Miller (SEAL)
TIMOTHY B. MILLER

Sarah Chapin Miller (SEAL)
SARAH CHAPIN MILLER

_____ (SEAL)

_____ (SEAL)

New York
~~NORTH CAROLINA~~, Westchester COUNTY.

I certify that the following persons personally appeared before me this day, each acknowledging to me that they voluntarily signed the foregoing document for the purpose therein stated and in the capacity indicated: **TIMOTHY B. MILLER and wife, SARAH CHAPIN MILLER.**

Dated: 5/10/07 Valerie Cerrone Nelson, Notary Public

SEAL/STAMP

Notary's typed or printed name: **VALERIE CERRONE NELSON**
Notary Public, State of New York
No. 01NE4975331
Qualified in Westchester County
Commission Expires Dec. 3, 2010

My commission expires: 12/3/10