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Recorded: 03/28/2016 at 04:28:21 PM
Fee Amt: \$338.00 Page 1 of 4
Revenue Tax: \$312.00
Workflow# 0000337623-0001
Buncombe County, NC
Drew Reisinger Register of Deeds
BK 5409 Pg 251-254

NORTH CAROLINA GENERAL WARRANTY DEED

Revenue Stamps: \$312.00 Prepared by: Goosmann Rose Colvard & Cramer, P.A.
16-0367 (jrr / kp)

Return to: Goosmann Rose Colvard & Cramer, P.A.
77 Central Ave., Suite H
Asheville, NC 28801
Courthouse Box 81

This instrument was prepared by John R. Rose, 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.

All of the property herein conveyed does not include the primary residence of a Grantor.

This North Carolina General Warranty Deed is made as of this 19 day of FEBRUARY, 2016, by and between Yogita Abichandani (unmarried) (herein "Grantor") whose contact mailing address is ~~Flat 4430, Happy Homes Interiors, Hwy 251~~ ²⁵¹ and Abbas Rakhshani and Nubia Rakhshani* (herein "Grantee"). Grantee's mailing address is 112 Pebble Creek Drive, Asheville, NC 28803. (The designation "Grantor" and "Grantee" as used herein shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.)

YR

AR

married to each other

The Grantor, for a valuable consideration received from Grantee, conveys to Grantee, in fee simple (unless otherwise stated below), the property described as follows (intending to and including all appurtenances thereto): See Exhibit A attached hereto and incorporated herein by reference.

The Grantor covenants with the Grantee, that the 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: Those matters set forth in the

description for the property; easements and rights of way of record or in place; restrictive covenants of record; the use provisions of any governmental ordinance affecting the property and taxes for the current year.

In Witness Whereof, the Grantor has caused the due execution of the foregoing instrument as of the day and year first above written.

See Signature Pages attached hereto and incorporated herein by reference

{Remainder of page intentionally left blank}

Grantor:

Yogita Abichandani
Yogita Abichandani

State of TELANGANA
County of INDIA

I certify that the following person personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Yogita Abichandani.

Date: 02/19/2016
19/02/2016

E. ANURADHA
_____, Notary Public

My Commission expires:
11-6-2017

ATTESTED (Seal)
E. Anuradha
EMANI ANURADHA, B.A., B.L.
ADVOCATE & NOTARY
2-1-18, Opp: MPP SCHOOL, Near 8th M.M Court, UPPARPALLY,
R.R. DIST-500 046, T.S. INDIA, Cell: 09392438870

Exhibit A

Being all of **Unit K-2 of Phase 8 of Pebble Creek Condominiums**, as set forth and described in the Declaration of Condominium recorded in Deed Book 1385, at Page 66, and all amendments thereto, as shown on those Plans recorded in Condominium File No. 99, and as shown on that Plat recorded in **Plat Book 49, at Page 26**, all of the Buncombe County, NC Register's Office; reference to which Declaration, Plans and Plat is hereby made for a more particular description of said Unit.

The above-described Unit is conveyed together with that undivided interest in and to the common areas and facilities which is attributable to such Unit.

The above-described Unit is further conveyed together with and subject to the benefits and burdens of any and all easements, restrictions, reservations, terms, conditions, rights and other matters as set forth in the above-referenced Declaration of Condominium, as shown on the above-referenced Plat, and of record in the Buncombe County, NC Register's Office.

The above-described Property is all of that property conveyed in that deed recorded in Record Book 5276, at Page 721 of the Buncombe County, NC Register's Office.

AK  *AR*

16-0367