Type: CONSOLIDATED REAL PROPERTY
Recorded: 10/11/2023 12:07:44 PM
Fee Amt: $2,226.00 Page 1 of 3
Revenue Tax: $2,200.00
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 6356 PG 1991 - 1993

There are no delinquent taxes that are a lien the parcel(s) described in the deed which the Buncombe County Tax Collector is charged with collecting.
10-11-2023
Date Deputy Tax Collector

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $2,200.00 Return after recording to: Richard J. Maita
Brief description for the Index: Lot 14, Brush Creek Farms
This Deed was prepared by: Donald E. Jordan, Attorney at Law
This property does not include the primary residence of Grantor

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This DEED is made this 4th day of October, 2023, by and between:

GRANTOR:	**LAWRENCE A. SNETMAN and LILIANA LAVERDE, Husband and Wife**
Grantor's Address:	50 Biscayne Boulevard, Unit 5010, Miami, FL 33132
GRANTEE:	**Tracy B. English, as Trustee of The Tracy B. Ellis Living Trust, dated 11/29/22**
Grantee's Address:	5 Saddle Ridge, Fletcher, NC 28732

The designation Grantor and Grantee in this Deed shall include the parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

The Grantor, for a valuable consideration paid by the Grantee (the receipt of which is acknowledged) grants, bargains, sells and conveys to the Grantee in fee simple, all of the lot or parcel of land located in the Fairview Township, Buncombe County, North Carolina, and as is described in the attached Exhibit A. This is all of the same property acquired by Grantor by Deed recorded in Book 5726, Page 1594, Buncombe County Registry. This conveyance is made subject to easements and rights of way of record, to any covenants of record, and to real property taxes for the current year.

THIS CONVEYANCE IS MADE FOR THE GRANTEE TO HAVE AND TO HOLD the Property and all privileges and appurtenances belonging to the Property in fee simple.

Submitted electronically by "Law Offices of Richard J. Maita"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Buncombe County Register of Deeds.

The Grantor covenants with the Grantee that Grantor is seized of the Property 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, subject only to the stated exceptions.

Grantor is signing this Deed as of the date specified above.

Lawrence A. Snetman

Liliana Laverde

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the specified County and State, certify that Lawrence A. Snetman and Liliana Laverde personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 4th day of October, 2023.

My commission expires: August 30, 2024

Notary Public

DONALD E. JORDAN
NOTARY PUBLIC
TRANSYLVANIA COUNTY, N.C.

EXHIBIT A - LEGAL DESCRIPTION

BEING ALL of Lot 14, Brush Creek Farms Subdivision, as shown on plat thereof recorded in Plat Book 58 at Page 26 of the Buncombe County, North Carolina Registry, reference to which is hereby made for a more particular description of said property, and BEING ALL that certain property described in deed recorded in Deed Book 5317 at Page 655 in the Office of the Register of Deeds of Buncombe County, North Carolina.