

**NORTH CAROLINA NON-WARRANTY DEED**

\* No Title Examination Performed

Mail after recording to:

This instrument was prepared by: Curtis W. Euler, Associate County Attorney

THIS DEED made this \_\_\_\_\_ day of \_\_\_\_\_, 2011, by and between

<p style="text-align: center;"><b>GRANTOR:</b></p> <p style="text-align: center;">County of Buncombe, a Body Corporate and Politic, 205 College Street, STE 300 Asheville, NC 28801</p>	<p style="text-align: center;"><b>GRANTEE:</b></p> <p style="text-align: center;">Larry Lee Manning P.O. Box 644 Mountain Home, NC 28758</p>
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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 may be required by context.

WITNESSETH, that said Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by the presents grant, bargain, sell and convey unto the Grantee in all of Grantor's interest in a road right of way easement in fee simple, over land situated in Buncombe County, North Carolina and more particularly described as follows:

**The property set forth in Exhibit A.**

Grantor acquired the property hereinabove described by instrument recorded in Book 4916 at Page 480 of the Buncombe County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid easement of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

The Grantor makes no warranty, express or implied, as to title the property hereinabove described.

IN WITNESS WHEREOF, the Grantor has hereunto caused this instrument to be duly executed and delivered:

ATTEST:

BUNCOMBE COUNTY

\_\_\_\_\_  
Kathy Hughes, Clerk to the Board of  
County Commissioners

\_\_\_\_\_(Grantor)  
David Gantt, Chairman  
Board of County Commissioners

STATE OF NORTH CAROLINA

COUNTY OF BUNCOMBE

I, \_\_\_\_\_ Notary Public of the County and State aforesaid certify that Kathy Hughes personally came before me this day and acknowledged that she is the duly appointed Clerk of the Board of Commissioners of the County of Buncombe, and that by authority duly given and as the act of the body politic the foregoing instrument was signed in its name by its said Board Chairman, sealed with its corporate seal and attested by herself as its Clerk.

Witness my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

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The forgoing 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 Buncombe County

By: \_\_\_\_\_ Deputy/Assistant – Register of Deeds

**EXHIBIT A**

BEING, a 30 foot wide easement running along Grantee's northern boundary for approximately 204.94 feet, from Grantor's northeastern corner to Randall Drive over Grantee's property, as shown in Plat Book 130, Page 174 recorded in the Buncombe County Registry of Deeds.

It is the intent of the Grantor to abandon its entire interest a 30 foot wide easement that runs for approximately 204.94 feet along Grantee's northern boundary as shown in Plat Book 130, Page 174 recorded in the Buncombe County Registry of Deeds.