

NORTH CAROLINA SPECIAL WARRANTY DEED

Revenue: Exempt (G.S. §105-228.28)
Buncombe County PIN#: 9269-49-6747

Prepared By:
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The preparer of this document has not performed any examination of title to the property described herein.

THIS DEED, made and entered into this the ____ day of _____, 2022 by BUNCOMBE COUNTY, a body politic and corporate of the State of North Carolina, having its principal offices located at 200 College Street, Asheville, NC 28801, Grantor; and the BUNCOMBE COUNTY BOARD OF EDUCATION, a local education agency and body corporate of the State of North Carolina, having its principal offices located at 175 Bingham Road, Asheville, NC 28806, Grantee;

WITNESSETH:

WHEREAS, by the agreement of the parties, the Grantor acquired the property described below (the "Property") from the Grantee for purposes of financing of the Joe P. Eblen Intermediate School building and facilities through installment financing pursuant to G.S.

§160A-20, which indebtedness was to be repaid pursuant to that Deed of Trust, Security Agreement and Fixture Filing dated November 15, 2009, recorded in Deed Book 4751 at pages 277-293 of the Buncombe County Registry;

WHEREAS, the repayment period for the said installment financing has now elapsed, and all indebtedness secured by the Property has been satisfied, as evidenced by that Certificate of Satisfaction recorded in Deed Book 6187, pages 1106-1107 of the Buncombe County Registry; and

WHEREAS, pursuant to the agreement of the parties, the Grantor shall reconvey the Property upon repayment of the outstanding indebtedness;

WITNESSETH that the Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency is acknowledged, hereby grants, bargains, sells, transfers and conveys and by these presents does transfer and convey to the Grantee, its successors and assigns, in fee simple, all of those tracts or parcels of land in Buncombe County, North Carolina, being more particularly described as follows:

BEING the 22.02 acres of property described and labeled as Parcel A in a Subdivision Survey prepared by Blue Ridge Land Surveying, Inc. dated October 27, 2009, and recoded in the Office of the Buncombe County Register of Deeds in Plat Book 124, page 113.

For further source of title, see that deed recorded in Deed Book 4744, pages 1231-1232 of the Buncombe County Registry.

TO HAVE AND TO HOLD, all right, title and interest in and to the above released premises unto the Board, its successors and assigns, to their only proper use and behoof forever; so that neither the County nor any other person in its name and behalf shall or will hereafter claim or demand any right or title to the same, or any part thereof; but they and every of them shall, by these presents, be excluded and forever banned.

IN WITNESS WHEREOF, the Board of County Commissioners for Buncombe County

has caused these presents to be signed in its name by its Board Chair, and attested to by its Clerk,
and its official seal to be affixed, this the _____ day of _____, 2022.

BUNCOMBE COUNTY

By: _____ (SEAL)
Brownie Newman, Chairman

Attest

Lamar Joyner, Clerk (OFFICIAL SEAL)

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, _____, a Notary Public of the aforesaid County and State, hereby certify that Lamar Joyner personally came before me this day and acknowledged that he is the duly appointed Clerk to the Buncombe County Board of Commissioners, 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 Chair, sealed with its corporate seal and attested by himself as Clerk.

Witness my hand and NOTARIAL SEAL, this the _____ day of _____, 2022.

Notary Public
My Commission Expires: _____

(NOTARIAL SEAL)