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Workflow No. 0000002231-0002

Doc ID: 022021080003 Type: CRP
Kind: DEED
Recorded: 06/05/2009 at 11:17:30 AM
Fee Amt: $20.00 Page 1 of 3
Revenue Tax: $0.00
Workflow# 0000002231-0002
Buncombe County, NC
Otto W. DeBruhl Register of Deeds
BK 4690 PG 243-245

EXCISE TAX: $ -0-

MAIL AFTER RECORDING TO: The Bidwell Law Firm (Box # 15)

PREPARED BY: Paul L. Bidwell, Attorney at Law **No Title Examination**
29 N. Market Street, Suite 700 **Document Preparation Only**
Asheville, NC 28801

BRIEF DESCRIPTION FOR INDEX:

PARCEL ID NO:

STATE OF NORTH CAROLINA **GENERAL WARRANTY DEED**

COUNTY OF BUNCOMBE

THIS DEED, made this the 15th day of May, 2009

by and between

GRANTOR	GRANTEE
Myrtle M. Martin, Unmarried	**FMCM MANAGEMENT, LLC,**
	A NC Limited Liability Company
	Address:
	P.O. Box 456
	Swannanoa, NC 28778

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 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 ____, Swannanoa Township, Buncombe County, North Carolina, and being more particularly described on Schedule "A" (Legal Description) attached hereto and incorporated by reference in its entirety.

EXHIBIT "A"
DESCRIPTION FOR FMCM MANAGEMENT, LLC

TRACT I:

Situate, lying and being in Swannanoa Township:

BEGINNING at a stake in the northern margin of Fred Martin's Drive, at a point distant South 88 deg. East 19.14 feet from its intersection with the northeastern margin of Harrison Drive at Edward Thomas' southeast corner, and runs thence North 17 deg. West 313.5 feet to a stake; thence North 32 deg. West 198 feet to a stake; thence North 17 deg. 23 min. West 352 feet to a stake in the southern margin of the right of way of Interstate Highway 40; thence with the southern margin of the right of way of said I-40, South 87 deg. 15 min. East 686 feet to a stake; thence South 29 deg. East 896 feet to a stake in the R.S. Eskridge, now Fred Martin's northern line; thence with said Fred Martin's northern line, North 88 deg. West 858 feet to the BEGINNING, containing 16 acres, more or less.

TRACT I BEING the same property conveyed from David W. Harrison, Jr. and wife, Margaret Harrison, Nell H. Porter and husband, William A. Porter, and Ray R. Harrison and wife, Maurice C. Harrison to Fred M. Martin and wife, Myrtle M. Martin as recorded in Deed Book 999, page 361, Buncombe County Registry.

LESS and EXCEPTING from the above described property are those tracts of land conveyed out and described in Deed Book 1000, page 493; Deed Book 1005, page 566; Deed Book 1291, page 788; Deed Book 1479, page 145 and Deed Book 4496, page 401, all of the Buncombe County Registry.

TRACT II:

Situate, lying and being in Swannanoa Township:

BEGINNING on a stake in the northeast corner of the Fred M. Martin 10.3 acre tract and in the southeast corner of the Fannie May Daugherty 4.1 acre tract, as shown on a plat duly recorded in the Office of the Register of Deeds for Buncombe County, North Carolina in Deed Book 1064, page 75, together the a deed from Louis Daugherty and wife, Fannie May Daugherty to Fred Marcus Martin and wife, Myrtle M. Martin, date of July 6, 1972, and runs thence with an old fence line, North 13 deg. 22 min. West 745.1 feet to a stake in the southern margin of Interstate 40 Highway right of way; thence with the southern margin of said Interstate 40 Highway right of way, North 89 deg. 28 min. West 328.9 feet to a stake; thence South with the line of the Fred M. Martin tract, heretofore conveyed to Fred M. Martin by deed from the Harrison Estate, 25 deg. East 855 feet to a stake in the fence line and at a post; thence North 70 deg. East 136 feet to the point of BEGINNING.

TRACT II BEING the same property conveyed by Guy P. Moore and wife, Joyce M. Moore to Fred Marcus Martin and wife, Myrtle M. Martin as recorded in Deed Book 1170, page 463, Buncombe County Registry.

TRACT II ALSO BEING the same property conveyed by Louis Daugherty and wife, Fannie May Daugherty to Fred Marcus Martin and wife, Myrtle M. Martin and Guy P. Moore and wife, Joyce M. Moore as recorded in Deed Book 1064, page 75, Buncombe County Registry.

LESS and EXCEPTING from the above described property are those tracts of land conveyed out and described in Deed Book 1291, page 788; Deed Book 1443, page 24 and Deed Book 1430, page 473, all of the Buncombe County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____, page _____, Buncombe County Registry.

A map showing the above described property is recorded in Plat Book _____, page _____, Buncombe County Registry.

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:

Property is subject to standard utility service easements, restrictions and rights of way of record.

Property is subject to 2009 Buncombe County ad valorem taxes not yet due and payable.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

Myrtle M Martin (SEAL)
Myrtle M. Martin, Unmarried

Seal - Stamp	State of North Carolina County of Buncombe
MARY G WATKINS NOTARY PUBLIC BUNCOMBE COUNTY, NC	I, Mary G. Watkins, a Notary Public of the State and County aforesaid, do hereby certify that **Myrtle M. Martin, Unmarried** personally appeared before me this day and being personally known to me or having produced satisfactory evidence of his/her identity, voluntarily executed the foregoing instrument for the purposes stated therein. Witness my hand and official seal, this the 3Rd day of ~~May~~ June, 2009. Mary G. Watkins Signature of Notary Public MARY G. WATKINS Printed Name of Notary Public My Comm. Expires: 2/24/2013