



Doc ID: 02286950003 Type: CRP  
Kind: DEED  
Recorded: 10/08/2009 at 02:08:40 PM  
Fee Amt: \$111.00 Page 1 of 3  
Revenue Tax: \$86.00  
Workflow# 000013259-0001  
Buncombe County, NC  
Otto W. DeBruhl Register of Deeds

BK 4730 PG 27-29

Excise Tax \$86.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No.

Mail after recording to William H. Christy, Atty., Stone and Christy, P.A., Box 52  
This instrument was prepared by William H. Christy, Attorney

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

THIS DEED made this 7th day of October, 2009, by and between

**GRANTOR  
MICHAEL J. LATHAM, Unmarried**

**GRANTEE  
FRANCES ANNETTE FORD and SANDRA G. BRUNER,  
AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP  
118 Morris Drive  
Fayetteville, GA 30215**

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 a 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 more particularly described as follows:

SEE ATTACHED DESCRIPTION

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4563, Page 482.

A map showing the above described property is recorded in Plat Book 51, page 136.

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 whomever except for the exceptions hereinafter stated.

Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

Michael J. Latham (SEAL)  
MICHAEL J. LATHAM

STATE OF INDIANA  
COUNTY OF Monroe

Personally appeared before me this day the said MICHAEL J. LATHAM, Unmarried, known to me personally or who produced satisfactory evidence of his or her identity in the form of a drivers license, and who acknowledged that they voluntarily executed the foregoing instrument for the purposes stated therein this 7<sup>th</sup> day of October, 2009.

My Commission Expires:  
9-21-11

Jerry D. Branam  
Notary Public

(SEAL)



JERRY D. BRANAM  
Resident of Monroe County, IN  
Commission Expires: September 21, 2011

*Description of property for transfer from MICHAEL J. LATHAM, UNMARRIED to  
FRANCES ANNETTE FORD and SANDRA G. BRUNER*

**BEING** all of Lot 3 of Section 4, Block B, of Bee Tree Forest, shown to contain 0.439 acres as described in a survey by Roger M. Lyda, R.L.S., dated September 5, 1988 and recorded in Plat Book 51 at Page 136, Buncombe County Registry, and further identified as Tax PIN 9689-27-6846-00000.

**SUBJECT TO** Restrictive Covenants as recorded in Deed Book 1537, Page 456, Buncombe County Registry, except the minimum construction standards applicable to Lot 3 are increased to 1600 total square feet, exclusive of porches and garages, "stick built" on-site construction only (no mobile, modular or prefabricated homes); plus any other easements and rights of way of record.

**ALSO BEING** the same property as conveyed by Kim A. Latham to Michael J. Latham as recorded in Deed Book 4563, Page 482, aforesaid registry.

UNOFFICIAL