

Workflow 9999-00255847

BOOK 3501  
PAGES 52 - 53  
Buncombe County, NC  
Recorded 12/19/2003 02:00:58pm  
No 9999-00255847 1 of 2 pages  
Otto W. DeBruhl, Register of Deeds

Excise Tax: \$0.00

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. \_\_\_\_\_  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
by \_\_\_\_\_

Mail after recording to: **Cogburn Goosmann Brazil & Rose, PA** Box 81  
This instrument was prepared by **Cogburn Goosmann Brazil & Rose, PA (03-5243)**  
Brief Description for the index \_\_\_\_\_

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made **DECEMBER**, **2003**, by and between

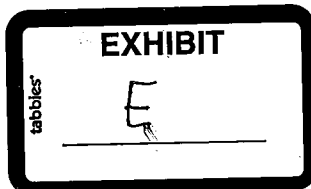
GRANTOR	GRANTEE
ARTHUR NADEL and wife, MARGUERITE J. NADEL	GUY-NADEL FOUNDATION, INC., a Not-for- Profit Florida Corporation
	Address: <u>1668 Main Street</u> <u>Sarasota, FL 34236</u> ATTN: <u>Art Nadel</u>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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 \_\_\_\_\_, **Buncombe County**, North Carolina and more particularly described as follows:

Being Lots 105, 107, 108 and 110 as shown in a plat recorded in Plat Book 46 at Page 163, Buncombe County Registry, reference to which is made for a more particular description.



2

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_, Page \_\_.

A map showing the above described property is recorded in Plat Book 46, Page 163

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:

**Easements, restrictions and rights of way of record and to any utility lines in existence over or under the subject property.**

**Ad Valorem taxes for the current year.**

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

*Arthur Nadel*  
ARTHUR NADEL (SEAL)

*Marguerite J. Nadel*  
MARGUERITE J. NADEL (SEAL)

USE BLACK INK ONLY

NORTH CAROLINA  
STATE OF ~~NORTH~~ CAROLINA, COUNTY OF BUNCOMBE

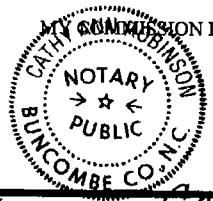
SEAL-STAMP

USE BLACK INK

I, CATHY ANN ROBINSON a Notary Public for said County and State do hereby certify that Arthur Nadel and wife, Marguerite J. Nadel, personally came before me this date and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 19th day of December, 2003.

MY COMMISSION EXPIRES: 2/29/2004



*Cathy Ann Robinson*  
NOTARY PUBLIC  
CATHY ANN ROBINSON

The foregoing Certificate(s) of Cathy Ann Robinson 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.

By Otto W. DeBruhl County REGISTER OF DEEDS  
Debra B. Rogers Deputy/Assistant-Register of Deeds.