

Type: CONSOLIDATED REAL PROPERTY
Recorded: 4/11/2022 4:48:52 PM
Fee Amt: \$26.00 Page 1 of 3
Revenue Tax: \$0.00
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 6206 PG 1712 - 1714

There are no delinquent taxes that are a lien
the parcel(s) described in the deed which the
Buncombe County Tax Collector is charged
with collecting.
04-11-2022
Date

Daniel R. Enigge
Deputy Tax Collector

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 0.00

Parcel Identifier No. 97410156750000 Verified By _____ County on the _____ day of _____, 20__

By: _____

Return to: Strauss Attorneys, PLLC, 2626 Glenwood Avenue, Suite 310, Raleigh, NC 27608

This instrument prepared by Strauss Attorneys, PLLC (without title examination or closing)

Brief description for the Index: 124 Summit Tower Circle, Asheville, NC 28804

☐ If checked, the property includes the primary residence of at least one of the Grantors. (N.C.G.S. § 105-317.2)

THIS DEED made this _____ day of _____, 2022, by and between

GRANTOR	GRANTEE
Josef Frank Holzer and Cecelia Diane Holzer, married to each other	Josef F. Holzer and Cecelia D. Holzer, Trustees, or their successors in interest, of the Josef F. Holzer and Cecelia D. Holzer Living Trust dated April 3, 2018, and any amendments thereto
	Pursuant to N.C.G.S. §41-65.
303 Golden Fields Lane Asheville, NC 28804	303 Golden Fields Lane Asheville, NC 28804

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 Asheville, Buncombe County, North Carolina and more particularly described as follows:

See EXHIBIT A attached hereto and incorporated herein by reference

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6051, Page 665.

A map showing the above-described property is recorded in Plat Book 92, Page 73.

TOGETHER WITH the following powers belonging unto the Trustees and the successors and assigns thereof, to wit:

1. That, in addition to the Trustees Powers set forth in the Trusts herein described and any amendments thereto, references to which are hereby made and which are incorporated herein by reference, the Trustees are vested with full rights of ownership over the submitted electronically by "Strauss Attorneys PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Buncombe County Register of Deeds.

above-described real estate and the Trustees are specifically granted and given the power and authority to exercise any or all of the following powers without the requirement of applying to any probate or other court for an Order of Sale or any other prior or subsequent approval or accounting:

- (a) To protect and conserve said real estate and improvements located thereon and to pay the taxes assessed thereon;
- (b) To sell said real estate, for cash, or on credit, at public or private sale, to exchange said real estate for other property, and to grant options to sell said property, and to determine the price and terms of sales, exchanges, and/or options;
- (c) To execute leases and subleases, to subdivide or improve said real estate and tear down or alter improvements, to grant easements, give consent and make contracts relating to said real estate or its use and to release or dedicate any interest in said real estate;
- (d) To borrow money and to mortgage, pledge or encumber any or all of said real estate to secure payment thereof;
- (e) To manage, control and operate said real estate, to collect the rents, issue and profits, to pay all expenses thereby incurred, and in addition, to manage and operate any business that may now or hereafter be operated and maintained on said real estate, and in general, to exercise any powers which may be exercised by Trustees of intervivos trusts pursuant to North Carolina General Statute Section 32-27, reference to which is hereby expressly made and which powers are incorporated herein.

2. The liability of the Trustees hereunder, under the Trust Agreements, or by operation of law is limited to the trust assets, and the Trustees shall not become individually or personally obligated in any matter related thereto.

3. The Trustees shall hold said real estate and make distributions of said real estate or of the proceeds derived therefrom in accordance with the terms and conditions of the Trusts herein described and any amendments thereto.

4. No purchaser, grantee, mortgagee, lessee, assignee, or any other person dealing with the Trustees need see to the application of any proceeds of any sales, leases, mortgages, or pledges, but the receipt of the Trustees shall constitute complete discharge and acquittance therefor. Any and all persons, including but not limited to grantees, mortgagees, lessees, transferees and assigns dealing with the Trustees need not inquire into the identification or status of any beneficiary under this deed or any collateral instrument nor inquire into or ascertain the authority of such Trustees to act in and exercise the powers granted by this deed or of the adequacy of or disposition of any consideration paid to the Trustees, nor inquire into the provisions of said unrecorded Trust Agreements, any amendments thereto, or collateral thereto.

5. By acceptance of this conveyance, the Trustees covenant and agree to do and perform the duties, acts and requirements set forth in the Declarations of Trust.

6. If there shall be more than one (1) Trustee acting as Trustee under the above-named Trusts, each and every power hereinabove set forth may be exercised only by the Trustees acting together, unless a Trustee shall have resigned, died, or is unable to act, in which case the remaining Trustee may act alone until such time as a Successor Trustee is appointed.

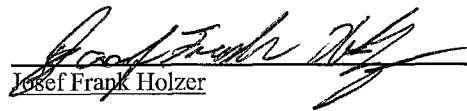
7. The Successor Trustee(s) of said Trusts shall have all the title, powers, and discretion herein given to the initial Trustee(s), without any act of conveyance or transfer.

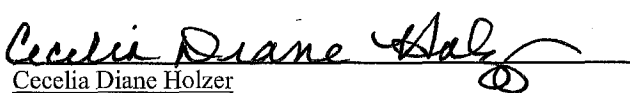
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 it 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 all valid and subsisting restrictions, reservations, covenants, conditions, declarations, easements, rights-of-way, deeds of trust, and zoning ordinances properly of record, if any, and all current year ad valorem taxes.

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

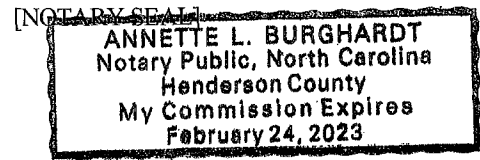

Josef Frank Holzer


Cecelia Diane Holzer

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, the undersigned, a Notary Public of the state and county aforesaid, certify that Josef Frank Holzer and Cecelia Diane Holzer personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and Notarial Seal this 8th day of April, 2022.



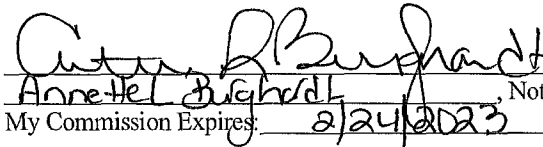

Annette L. Burghardt, Notary Public
My Commission Expires: 2/24/2023

EXHIBIT A

BEING all of Lot 215 as shown on a survey for Reynolds Mountain Development, LLC, Phase II, recorded in Plat Book 92 at Page 73 of the Buncombe County, N.C. Registry, reference to said plat being made for a more particular description.

TOGETHER with the right of ingress, egress and regress over and upon all of the road right of ways as shown on plats for Reynolds Mountain Development as shown in Plat Book 82, at Pages 129 through 133 and Plat Book 92 at Page 73 of the Buncombe County, N.C. Registry and any amendments to said plats.

Property Address: 124 Summit Tower Circle, Asheville, NC 28804