

REGISTERED
2000 SEP 26 P 2:27

Excise Tax \$0

OTTO W. DEBRUHL
REGISTER OF DEEDS
BUNCOMBE COUNTY, N.C.

Tax Lot No. _____ Parcel Identifier No. _____

Verified by _____ County on the _____ day of _____, 20____

by _____

Mail after recording to **Ronald E. Sneed**

This instrument was prepared by **RONALD E. SNEED**

Brief description for the Index

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 20 day of SEPTEMBER, 2000, by and between

GRANTOR	GRANTEE
<p>THE TOWN OF BLACK MOUNTAIN, a municipal corporation</p>	<p>THE SWANNANOVA VALLEY HISTORICAL & PRESERVATION ASSOCIATION, INC.</p>
	<p>P.O. Box 306 Black Mountain, NC 28711</p>

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 **Black Mountain, Black Mountain Township, Buncombe County, North Carolina** and more particularly described as follows:

BEGINNING at a point in the sidewalk at the southeastern edge of the right of way of State Street, said point being located North 29° 02' 46" east 135.94 feet from an iron pin set in the intersection of the southeast edge of the right of way of State Street with the northeast edge of the right of way of Dougherty Street; thence from said Beginning North 29° 02' 46" East 42.50 feet to an iron pin; thence South 57° 51' 18" East 33.51 feet to a iron pin; thence South 58° 45' 16" East 82.35 feet to a point; thence South 34° 12' 25" East 69.82 feet to a point; then South 39° 52' 30" West 16.20 feet to a point; thence North 55° 32' 54" West 85.00 feet to a point thence North 59° 57' 14" West 90.00 feet to the BEGINNING, containing 0.15 acres, more or less, as shown on that survey for the Town of Black Mountain prepared by Nilsson & Watts Associates dated November 1984.

The Grantor reserves for the benefit of itself, its successors and assigns, and for the benefit of the public and citizenry of the Town of Black Mountain, an easement in all those open and/or paved areas on the above described property for pedestrian and vehicular traffic.

The described property is conveyed subject to the following covenants and restrictions which shall be binding upon the grantee, its successors and assigns, and shall run with the land.

1. The property shall be rehabilitated and continuously maintained, repaired and administered so as to preserve the historical integrity of features, materials, appearances and workmanship.
2. No alteration and no physical or structural change, and no changes in the color, material or exterior surfaces shall be made without the consent of the Town of Black Mountain.
3. No addition shall be constructed to the building nor additional structures built on the premises unless the plans for such additions or structures have been approved by the Town of Black Mountain. When considering applications to make such additions or changes, the Town shall take into consideration the extent to which the

original structure is preserved and the conformity of the proposed additions or structures to the architectural design and materials of the original structure.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book at Page , Buncombe County Registry.

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

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Subject to easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor 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.

THE TOWN OF BLACK MOUNTAIN _____ (SEAL)

By: Tom. Ulrich Abney
MAYOR ~~President~~

_____ (SEAL)

ATTEST:

Suzanne S. Turner
Secretary

_____ (SEAL)

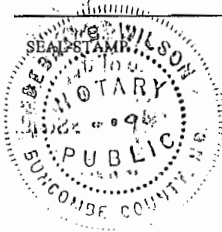
_____ (SEAL)

SEAL-STAMP

NORTH CAROLINA, COUNTY.

I, a Notary Public of the County and State aforesaid, certify that Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this _____ day of _____, 2000.

My commission expires: _____, Notary Public



NORTH CAROLINA, BUNCOMBE COUNTY.

I, a Notary Public of the County and State aforesaid, certify that SUZANNE S. TURNER, personally came before me this day and acknowledged that she is the Town Clerk of the Town of Black Mountain, a North Carolina municipal corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its Mayor, sealed with its corporate seal and attested by her as its Town Clerk. Witness my hand and official stamp or seal, this 20th day of September, 2000.

My commission expires: 4/2/03 Debra B. Wilson, Notary Public

The foregoing Certificate(s) of Debra B. Wilson

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.

Otto W. DeBruin REGISTER OF DEEDS FOR Buncombe COUNTY

By: Sharon C. Dwyer DEPUTY/ASSISTANT REGISTER OF DEEDS