
NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax **\$0.00**

Tax Lot No. _____ Parcel Identifier No. _____

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

by _____

Mail after recording to **Ronald E. Sneed, P.A.**
P O Box 995, Black Mountain, NC 28711

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

Brief description for the Index

THIS DEED made this _____ day of _____, **2011**, by and between

GRANTOR	GRANTEE
TIMBER PARK PROPERTY OWNERS ASSOCIATION, INC.	TOWN OF BLACK MOUNTAIN 160 Midland Avenue Black Mountain, NC 28711

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:

TRACT 1:

BEING that 0.25 acre tract of land entitled "Common Area" as shown on a Plat of Timber Park, which said Plat is duly recorded in the Office of the Register of Deeds for Buncombe County, North Carolina, in Plat Book 55 at Page 185, reference which said Plat is made for a more particular metes and bounds description of said tract of land.

TRACT 2:

BEGINNING at the southwest corner of Lot 27 as shown on a Plat of Timber Park, Phase II, duly recorded in the Office of the Register of Deeds for Buncombe County, North Carolina, in Plat Book 57 at Page 20, being in the southeastern margin of the cul-de-sac right of way for Timber Park Drive; and proceeding thence from said Beginning point thus established, along a portion of the common boundary of Lots 26 and 27, South 88° 53' 57" East 5.80 feet to a point; thence South 60° 24' 00" East 29.99 feet; thence South 29° 34' 00" West 18.00 feet; thence North 60° 24' 00" West 45.94 feet to a point in the southern margin of the cul-de-sac right of way for Timber Park Drive; thence along and with said margin of said right of way, along a curve turning left having a

radius of 50.00 feet and a chord bearing of North 65° 02' 18" East and a chord length of 18.80 feet for a distance or arc of 18.80 feet to the point or place of BEGINNING, as shown on that survey for Timber Park Property Owners Association prepared by High Country Surveyors and dated September 20, 2010.

The described properties are conveyed to the Grantee for use in operating pump stations and tanks for the water system serving Timber Park subdivision, and can be used by the Town for no other purpose except for maintaining and using the communication equipment currently installed and in use on Tract 2. At the time that such facilities are no longer needed for operation of the water system, the Town shall convey the properties back to the Grantor herein, or its successor in interest. If the Property Owners Association has been disbanded at that time, the Town shall convey the property to adjoining property owners.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 2203 at Page 339 , Buncombe County Registry.

All or a portion of the property herein conveyed is not the primary residence of a Grantor.

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.

Entity Name: TIMBER PARK PROPERTY OWNERS ASSOCIATION, INC.

By:

Printed Name &

Title: _____

NORTH CAROLINA, BUNCOMBE COUNTY.

I, a Notary Public of said County and State, certify that the following person(s) personally appeared before me this day, acknowledging to me that they voluntarily signed the foregoing document for the purpose therein stated and in the capacity indicated: _____, President of Timber Park Property Owners Association, Inc.

Dated: _____, Notary Public

Notary's typed or printed name

My commission expires: _____

