



Doc ID: 015828950004 Type: CRP
Recorded: 03/30/2005 at 01:32:24 PM
Fee Amt: \$183.00 Page 1 of 4
Excise Tax: \$160.00
Workflow# 1876301
Buncombe County, NC
Otto W. DeBruhl Register of Deeds
BK **3967** PG **619-622**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 160.00

Parcel Identifier No. 0624-00-56-7536/66-3 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Cogburn Goosmann Brazil & Rose, PA, P.O. Box 7436, Asheville, NC 28802 BOX 81

This instrument was prepared by: Cogburn Goosmann Brazil & Rose, PA (05-0884 GFG su) *TLL*

Brief description for the Index: _____

THIS DEED made this 29th day of March, 2005, by and between

GRANTOR	GRANTEE
Danny Gardella and wife, Anne L. Gardella Tony Gardella and wife Sheila Gardella 5406 Doc Pricher Road Plant City, FL 33565	Frank T. Smith 120 Dogwood Dr. Orangeburg, SC 29118-2477

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 _____, _____ Township, _____ Buncombe _____ County, North Carolina and more particularly described as follows:
See Attached Exhibit A, attached hereto and incorporated herein.

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 _____ 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 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, other than the following exceptions: Easements, restrictions, rights of way of record and any utility lines in existence over or under the subject property. Ad valorem taxes for the current year (prorated as of closing).

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name)

By: _____
Title: _____

By: _____
Title: _____

By: _____
Title: _____

Danny Gardella (SEAL)

Anne L. Gardella (SEAL)

Tony Gardella (SEAL)
Tony Gardella

Sheila Gardella (SEAL)
Sheila Gardella

State of NEW YORK County of ALBANY

I, the undersigned Notary Public of the County and State aforesaid, certify that Tony Gardella and Sheila Gardella personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 26th day of March, 2005.

My Commission Expires: 2/11/2006

Notary Public, State of New York
Qualified in Albany County
Reg. No. 01M16069773
Commission Expires: 2/11/2006

John P. Mitchell
Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____

Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of _____ 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.

Register of Deeds for _____ County

By: _____ Deputy/Assistant - Register of Deeds

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, other than the following exceptions: Easements, restrictions, rights of way of record and any utility lines in existence over or under the subject property. Ad valorem taxes for the current year (prorated as of closing).

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name)

By: _____

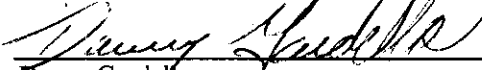
Title: _____


By: _____

Title: _____

By: _____

Title: _____


Danny Gardella (SEAL)


Anne L. Gardella (SEAL)

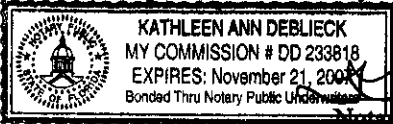
Tony Gardella (SEAL)

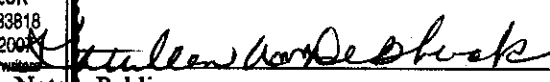
Sheila Gardella (SEAL)

State of FLORIDA - County of HILLSBOROUGH

I, the undersigned Notary Public of the County and State aforesaid, certify that Danny Gardella and wife, Anne L. Gardella personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 29th day of March, 2005.

My Commission Expires: 11/2007




Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____ a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____

Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of John A. Mitchell, Kathleen Ann DeBlieck 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 Register of Deeds for Buncombe County
Karen A. Taber Deputy/Assistant - Register of Deeds

Exhibit A

Being all of **Tract 9 and Tract 10** as shown on that plat recorded in **Plat Book 40, at Page 42** of the Buncombe County, NC Register's Office; reference to which Plat is hereby made for a more particular description of said Lot.

Together With and Subject To those easements and rights of way shown on the above-referenced Plat.

And being all of that property described in deed recorded in Book 2020, at Page 712 of the Buncombe County, NC Register's Office.