

Type: CONSOLIDATED REAL PROPERTY
Recorded: 12/29/2020 10:50:06 AM
Fee Amt: \$505.00 Page 1 of 6
Revenue Tax: \$479.00
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 5999 PG 170 - 175

Excise Tax: \$479.00

Parcel Identification Nos.: 9730-73-2519 & 9730-73-0676 (portions)

Any delinquent taxes are to be paid by the closing attorney/settlement agent upon disbursement of closing proceeds to the county tax collector.

Mail after recording to: Norman C. Riddle, P.A., P.O. Box 917, Weaverville, NC 28787
(Box 65)

This Instrument prepared by: Gene B. Johnson (Bar #:15917), a licensed North Carolina attorney, Johnson Law Firm, P.A., 3182 Sweeten Creek Road, Asheville, NC 28803

Brief Description for Index:

0.665 Acre Lot, Plat Book 211, Page 52

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 22nd day of December, 2020, by and between:

GRANTOR

TOMMY CURTIS and WALTER GLANCE,
TRUSTEES OF ELKWOOD UNITED
METHODIST CHURCH f/k/a ELKWOOD
METHODIST CHURCH, an Unincorporated
Association

15 Elk Mountain Road
Asheville, NC 28804

GRANTEE

WAGB, LLC, a North Carolina Limited
Liability Company

9 Elk Mountain Road
Asheville, NC 28804

submitted electronically by "Norman C. Riddle, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Buncombe County Register of Deeds.

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, that certain lot or parcel of land situated in the City of _____, County of Buncombe, North Carolina, and more particularly described as follows:

See attached "Exhibit A" for descriptions which are expressly incorporated herein and made a part of this instrument.

The property hereinabove was acquired by Grantor by instrument recorded in Book 541, Page 239, Book 716, Page 481, and Book 972, Page 116.

A map showing a portion of the above-described property is recorded in Plat Book 211, Page 52.

The property hereinabove described does not include the primary residence of the Grantor.

In accordance with Section 2540.3. of the United Methodist Church Book of Discipline, the written consent of the Pastor of the Grantor and consent of the District Superintendent are attached hereto and incorporated herein by reference.

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, covenants, rights of way of record, utility lines in existence over or under the subject property, and Ad Valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers the day and year first above written.

 (SEAL)
Tommy Curtis, Trustee

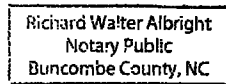
 (SEAL)
Walter Glance, Trustee

State of North Carolina
County of Buncombe

I, a Notary Public of the aforesaid State and County, certify that Tommy Curtis appeared before me and being personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to within the instrument and acknowledged to me that he/she executed the same in his/her capacity as Trustee of Elkwood United Methodist Church f/k/a Elkwood Methodist Church and that, by his/her signature on the instrument, the person or entity upon behalf of which the person acted executed the document.

Witness my hand and official stamp or seal, this 22nd day of December, 2020.

(NOTARIAL SEAL)



Richard Walter Albright
Notary Public

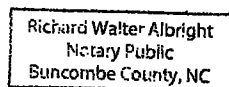
My Commission expires: 4/10/2021

State of North Carolina
County of Buncombe

I, a Notary Public of the aforesaid State and County, certify that Walter Glance appeared before me and being personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to within the instrument and acknowledged to me that he/she executed the same in his/her capacity as Trustee of Elkwood United Methodist Church f/k/a Elkwood Methodist Church and that, by his/her signature on the instrument, the person or entity upon behalf of which the person acted executed the document.

Witness my hand and official stamp or seal, this 22nd day of December, 2020.

(NOTARIAL SEAL)



Richard Walter Albright
Notary Public

My Commission expires: 4/10/2021

EXHIBIT A

BEING ALL of the tract containing 0.665 acres, more or less, as shown on the plat recorded in Plat Book 211, page 52, Buncombe County registry, reference to which is hereby made for a more particular description.

TOGETHER WITH AND SUBJECT TO a perpetual, appurtenant, and non-exclusive right of way ten (10) feet in width for ingress, egress, and regress, the location of which is more particularly shown on the above-referenced plat and identified as "10' RIGHT-OF-WAY", reference to which is made for a more particular description.

FURTHER TOGETHER WITH AND SUBJECT TO THE RIGHTS OF OTHERS TO an additional perpetual, appurtenant, and non-exclusive right of way 10 feet in width for ingress, egress, and regress, the eastern margin of which is the western margin of the right of way described in the immediately preceding paragraph which has a stated distance of 127.53 feet on the above-described plat. It is the intention of the Grantor and the Grantee to make the width of the right of way described in the immediately preceding paragraph a full 20 feet to allow typical passenger vehicle passage upon the existing asphalt driveway.

Attachment 1 to Deed from Trustees of
Elkwood United Methodist Church to
WAGB, LLC



Elkwood United Methodist Church
17 Elk Mountain Road
Asheville, NC 28814
September 1, 2020

To whom it may concern,

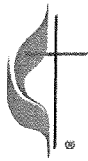
The church met with Rev. Beth M. Crissman, Blue Ridge District Superintendent and Missional Strategist, on January 26, 2020 for a discussion of the sale of the parsonage. After discussion a motion was made to sell the parsonage "as is" by Walter Glance a member of the church and trustee and was second by the chair of the Trustees Tommy Curtis. Minutes of this meeting are available and has been provided to the buyer.

I, Mary Cash, serving as Licensed Local Pastor at the time is in agreement of the sale of the parsonage as stated in the minutes of the Called Church Meeting held August 26, 2020.

In His Service,

Mary Cash

Mary Cash
Licensed Local Pastor
Blue Ridge District
Western North Carolina Conference
mc



Blue Ridge District

Western North Carolina Conference

THE UNITED METHODIST CHURCH

Rev. Mark Ralls
SUPERINTENDENT &
CHIEF MISSIONAL STRATEGIST

Shonnie Streder
DISTRICT VITALITY ASSOCIATE

Attachment 2 to Deed from
Trustees of Elkwood United Methodist Church
to WAGB, LLC

September 1, 2020

To: Board of Trustees, Elkwood United Methodist Church
From: Mark Ralls

I am writing to provide my consent for the sale of the parsonage of Elkwood United Methodist Church, as required by the 2016 *Book of Discipline*, Paragraph 2540.3. The property is located at 15 Elk Mountain Road, Asheville, NC 28804 in Buncombe county.

This consent must be affixed to or included in the instrument of sale. The sale is to be executed by and on behalf of the local church by any two of the officers of its Board of Trustees. This sale was approved by a called Charge Conference on January 26, 2020 by the Elkwood United Methodist Church. The Blue Ridge District Committee on Church Location and Building has also given its approval.

The two trustees who carry out this sale are duly authorized to carry out the direction of the charge conference and any written instrument so executed shall be binding and effective as the action of the local church. By my consent, the parsonage property is released from the trust clause, Paragraph 2503.2, and the church has the right to sell the property.

The consent of the pastor of Elkwood United Methodist Church is required to be affixed to or included in the instrument of sale.

Thank you for your assistance in this matter.

In Christ's service,

Mark Ralls
District Superintendent

CC: Reverend Mary Cash

27 Balm Grove Avenue · Asheville, NC 28806
828-254-8564 · www.blueridgedistrictumc.org
mralls@wncumc.org · sstreder@wncumc.org

Follow Jesus. Make Disciples. Transform the World.