



FILED May 09, 2024 FILED ELECTRONICALLY  
AT 03:15:16 PM ASHE COUNTY NC  
BOOK 00562 DEAETT R. ROTEN  
START PAGE 2422 END PAGE 2425  
INSTRUMENT # 02032  
EXCISE TAX \$40.00

Excise Tax \$ 40.00

Recording Time, Book and Page

After Recording Return To:  
Advantage Title Company, LLC  
2037 Liberty Road  
Eldersburg MD 21784

This instrument prepared by Kristin Marsalese, Esq., a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Description for the index:

104 47, Greystone at Phoenix

Parcel ID: 18298364047

Order No: AT-109311

**NORTH CAROLINA SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** made this 7<sup>th</sup> day of MAY 2024, in the year 2024, by and between:

GRANTOR	GRANTEE
<p><b>DONALD EUGENE EVINS and RANDALL CLARK MABE</b></p> <p><b>Mailing Address(es):</b> 3239 Linda Circle Winston-Salem, NC 27106</p>	<p><b>DIGITAL BUSINESS CORPORATION</b></p> <p><b>Mailing Address(es):</b> 440 N, Barranca Avenue, #3650 Covina, CA 91723</p>

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

WITNESSETH, that the Grantor, for 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



PCLAT-109311DSWR01010104

SIMPLE, all that certain lot or parcel of land situated in Ashe County, North Carolina and more particularly described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.**

**Commonly Known As:** Old Stone Drive, Crumpler, NC 28617

Grantor acquired the property hereinabove described by deed dated 7/15/2013 and recorded 7/24/2013 in Book 443, Page 359 of official records.

A map showing the above-described property is recorded in Map 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 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:

1. 2024 ad valorem taxes for which Grantee hereby assumes and agrees to pay.
2. Easements and restrictions of public record as of the date hereof.

This property \_\_\_ is/or  is not the principal residence of the Grantor.

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IN TESTIMONY WHEREOF, said grantor has hereunto set his/her/their hand(s) and seal(s) the day and year first above written.

Donald Eugene Evins  
DONALD EUGENE EVINS

Randall Clark Mabe  
RANDALL CLARK MABE

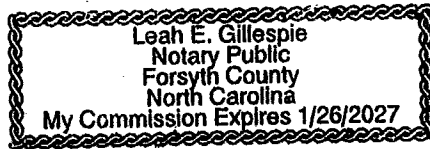
STATE OF NORTH CAROLINA

COUNTY OF ASHE

I, LEAH E. GILLESPIE, a Notary Public of said State and County aforesaid, do hereby certify that grantor, **DONALD EUGENE EVINS** and **RANDALL CLARK MABE**, personally appeared before me this day, and (i) I have personal knowledge of the identity of the person(s) or (ii) I have seen satisfactory evidence of the grantor's identity, by current state or federal identification with the grantor's photograph in the form of a PASSPORT or (iii) a credible witness has sworn to the identity of the grantor each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official seal or stamp, this 7<sup>TH</sup> day of May, in the year 2024.

(seal or stamp)



Leah E. Gillespie  
Notary Public Official Signature

LEAH E. GILLESPIE  
Notary Printed or Typed Name

My Commission Expires: 01/26/2027



**EXHIBIT A  
LEGAL DESCRIPTION**

Real property in Crumpler, County of Ashe, State of North Carolina, described as follows:

Situated in Walnut Hill Township, Ashe County, North Carolina and being Lot 47 of Greystone at Phoenix Development and the same is more particularly described by plats of said subdivision recorded in Plat Book 6, Page 641; Plat Book 6, Page 614 and Plat Book 8, Page 160-166 of the Ashe County Registry.

Commonly known as: Old Stone Drive, Crumpler, NC 28617

Parcel ID: 18298364047

*The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences of that may arise as a result of the conveyance, nor has the preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been collected.*

