2016000199
TRANSYLVANIA CO, NC FEE $26.00
PRESENTED & RECORDED:
01-14-2016 04:19:36 PM
CINDY M OWNBEY
REGISTER OF DEEDS
BY: KARIN SMITH
DEPUTY REGISTER OF DEEDS

BK: DOC 752
PG: 241-243

KR 1/14/16

Prepared by Gayle E. Ramsey

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

DEED OF RELEASE

THIS DEED OF RELEASE made and entered into this 7th day of December, 2015, by and between ASHEVILLE SAVINGS BANK, S.S.B., hereinafter called Noteholder, and JOHN T. WELCH and wife, FRANCES B. BRADBURN, hereinafter called Borrowers.

W I T N E S S E T H:

THAT, WHEREAS, Borrowers heretofore executed to Noteholder, a certain deed of trust, dated September 5, 1997, and recorded in the office of the Register of Deeds for Transylvania County in Deed of Trust Book 265, page 798, to secure a certain Note therein referred to which is due and payable to the said Noteholder; and

WHEREAS, Borrowers have requested Noteholder to release from the lien of said deed of trust so much of the land therein conveyed as is hereinafter described, and Noteholder has agreed to do so;

NOW, THEREFORE, Noteholder, for and in consideration of the sum of One and no/dollars ($1.00) and other good and valuable consideration paid by Borrowers to Noteholder, the receipt of which is hereby acknowledged, has remised and released and by these presents does remise, release and forever quitclaim unto Borrowers and the heirs and/or successors and assigns of Borrowers certain lands situated in the County of Transylvania and State of North Carolina, in Brevard Township, and more particularly described as follows:

> Being all of that approximately 0.20 acre portion of the land described in the deed of trust recorded in Deed of Trust Book 265, page 798, hereinabove referred to, which is bounded on the north by the center of Kings Creek as the same is now located and shown on a plat recorded in Plat File 16, Slide 633, Records of Plats for Transylvania County, on the west by the western property line of the 1.69 acre tract of land owned by the Borrowers as shown on a plat recorded in Plat File 16, Slide 75, Records of Plats for Transylvania County, and described in said deed of trust, which extends from the southwest corner of Lot 2 of Park Creek Development, North 03 deg. 09 min. 30 sec.

East to the center of Kings Creek, on the east by the western margin of 60-foot wide right of way of Park Avenue Extension and on the south by the southern boundary line of the 1.05 acre tract Conservation Easement Area shown on the plat recorded in Plat File 16, Slide 633, hereinabove referred to, said 0.20 acre portion of said land being released from this deed of trust being the same area which is shaded on the reduced copy of a portion of the plat recorded in Plat File 16, Slide 633, which is attached hereto, designated as Exhibit "A" and incorporated herein by reference.

TO HAVE AND TO HOLD said lands to Borrowers and the heirs and/or successors and assigns of Borrowers, free and discharged from the lien of said deed of trust hereinabove referred to. But it is understood and agreed that this release shall apply only to so much of said lands as are herein expressly described and conveyed, and that the remainder of said lands shall remain subject to the lien of said deed of trust which shall remain in full force and effect.

IN TESTIMONY WHEREOF, Noteholder has executed this Deed of Release as of the day and year first above written.

ASHEVILLE SAVINGS BANK, S.S.B.

By: _____
(Signature)

NATHAN LANG
(Printed Name)

VP LOAN OPS
(Title)

STATE OF NORTH CAROLINA
COUNTY OF Buncombe

I certify that Nathan Lang personally appeared before me this the 7th day of December, 2015 acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

My commission expires:
4-10-2017

_____
(Signature of Notary Public)

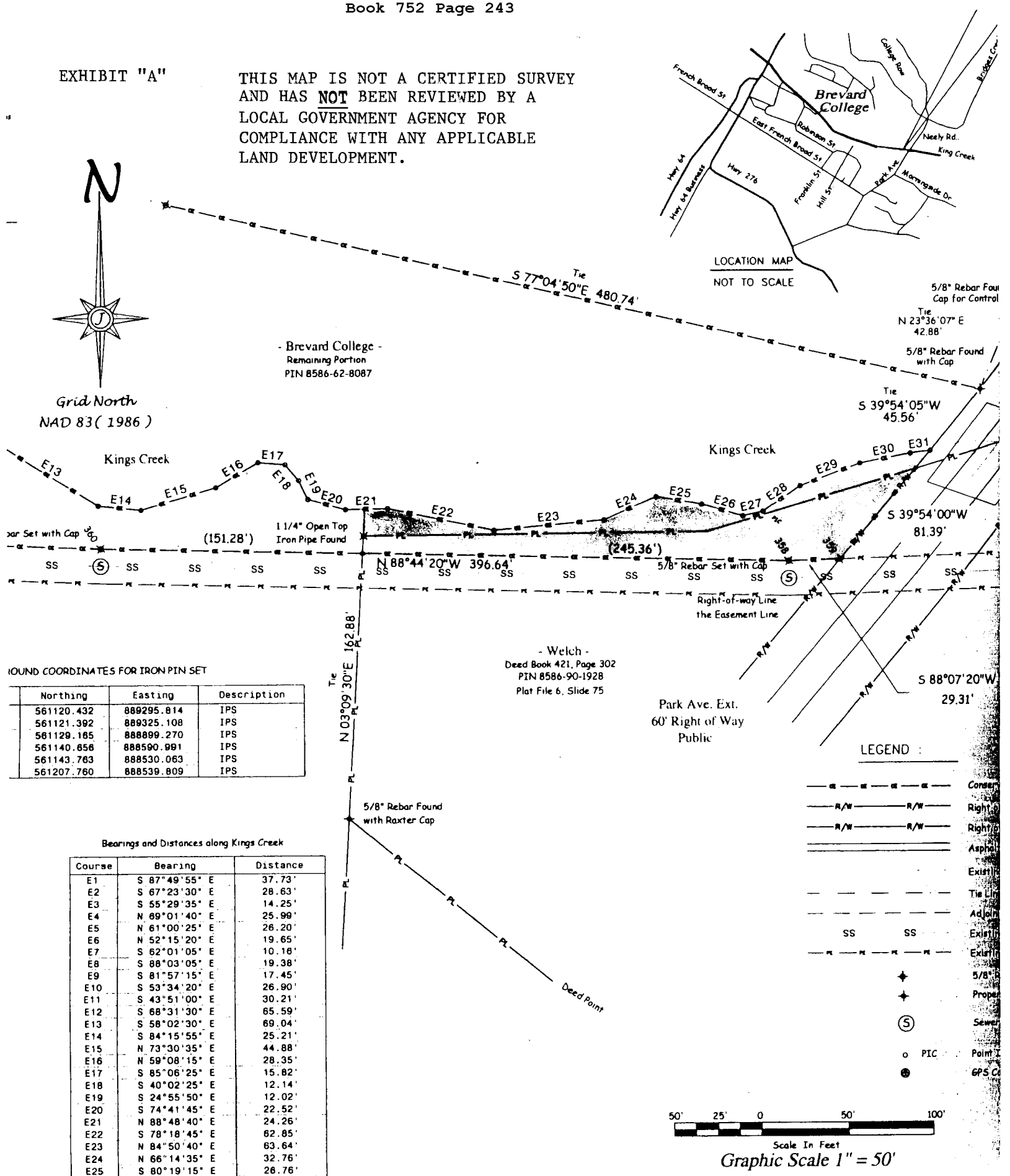
Amber D. McFee
(Printed or Typed Name)

veronica\deeds\releasedeed Welch&Bradburn6

Amber D. McFee
NOTARY
My Comm. Expires
4-10-17
PUBLIC
BUNCOMBE COUNTY, NC

EXHIBIT "A"

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS **NOT** BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT.



OUND COORDINATES FOR IRON PIN SET

Northing	Easting	Description
561120.432	889295.814	IPS
561121.392	889325.108	IPS
561129.165	888899.270	IPS
561140.656	888590.991	IPS
561143.763	888530.063	IPS
561207.760	888539.809	IPS

Bearings and Distances along Kings Creek

Course	Bearing	Distance
E1	S 87°49'55" E	37.73'
E2	S 67°23'30" E	28.63'
E3	S 55°29'35" E	14.25'
E4	N 69°01'40" E	25.99'
E5	N 61°00'25" E	26.20'
E6	N 52°15'20" E	19.65'
E7	S 62°01'05" E	10.16'
E8	S 88°03'05" E	19.38'
E9	S 81°57'15" E	17.45'
E10	S 53°34'20" E	26.90'
E11	S 43°51'00" E	30.21'
E12	S 68°31'30" E	65.59'
E13	S 58°02'30" E	69.04'
E14	S 84°15'55" E	25.21'
E15	N 73°30'35" E	44.88'
E16	N 59°08'15" E	28.35'
E17	S 85°06'25" E	15.82'
E18	S 40°02'25" E	12.14'
E19	S 24°55'50" E	12.02'
E20	S 74°41'45" E	22.52'
E21	N 88°48'40" E	24.26'
E22	S 78°18'45" E	62.85'
E23	N 84°50'40" E	63.64'
E24	N 66°14'35" E	32.76'
E25	S 80°19'15" E	26.76'
E26	S 74°04'05" E	24.33'
E27	N 77°42'35" E	11.86'
E28	N 55°45'10" E	25.59'
E29	N 69°01'55" E	36.69'
E30	N 79°00'55" E	29.47'
E31	N 83°02'10" E	11.81'