

Workflow No. 0000446707-0001



Doc ID: 031526700003 Type: CRP  
Recorded: 12/20/2017 at 04:32:33 PM  
Fee Amt: \$1,856.00 Page 1 of 3  
Revenue Tax: \$1,830.00  
Workflow# 0000446707-0001  
Buncombe County, NC  
Drew Reisinger Register of Deeds

BK 5622 PG 1256-1258

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1,830.00

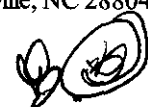
Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: <sup>15-4189 jrr/cm</sup> Goosmann Rose Colvard & Cramer 77 Central Ave H, Asheville, NC 28801 Box 81

This instrument was prepared by: Cartner & Cartner Law Firm, PA, 7 Orchard Street, Suite 200, Asheville, NC 28801

Brief description for the Index: LOT 31, SEC Meadow, The Thoms Estate

THIS DEED made this 20th day of December, 2017, by and between

GRANTOR	GRANTEE
Gated Communities of Asheville, a North Carolina limited liability company 46 Haywood Street, Suite 358 Asheville, NC 28801	Peter Gignac and wife, Brenda Gignac 63 French Willow Drive Asheville, NC 28804 

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Asheville, \_\_\_\_\_ Township, Buncombe County, North Carolina and more particularly described as follows:

Please see Exhibit "A" attached hereto and incorporated herein by reference.  
**NO TAX ADVICE GIVEN NOR TITLE EXAM PERFORMED HERETO**  
This instrument was prepared by David W. Cartner, a licensed NC attorney. Delinquent taxes, if any, are to be paid by the closing attorney to the county tax office, upon disbursement of the closing proceeds

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4969 page 145.  
All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 116 page 189.

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:

Title to the property hereinabove described is subject to the following exceptions: Subject to easements and rights of way of record, and the use provisions of any governmental ordinance affecting the property herein conveyed.

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

Gated Communities of Asheville, LLC (SEAL)  
 (Entity Name)  
 By: Alexander N. Brittan Print/Type Name: \_\_\_\_\_  
 Print/Type Name & Title: Alexander N. Brittan, Manager (SEAL)  
 Print/Type Name: \_\_\_\_\_  
 By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_  
 By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
 I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

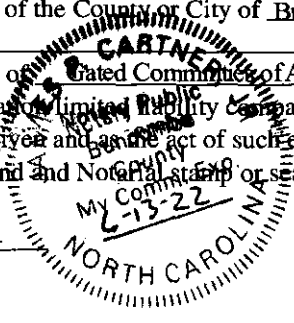
My Commission Expires: \_\_\_\_\_ Notary Public  
 (Affix Seal) Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
 I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_ Notary Public  
 (Affix Seal) Notary's Printed or Typed Name

State of North Carolina - County or City of Buncombe  
 I, the undersigned Notary Public of the County or City of Buncombe and State aforesaid, certify that Alexander N. Brittan personally came before me this day and acknowledged that he is the Manager of Gated Communities of Asheville, LLC, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and in 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 20th day of December, 2017.

My Commission Expires: 6-13-22 Notary Public  
 (Affix Seal) James P Cartner Jr Notary's Printed or Typed Name



**Exhibit "A"**

BEING all of Lot 31, as the same is shown on that plat entitled "Recombination of the Property of: The Thoms Estate, Phase 1 Subdivision- Lots 28-31 and French Willow Drive Right of Way" as the same is recorded in Plat Book 0116, Page 189 of the Buncombe County Registry, reference to which is hereby made for a more particular description of said lot.

TOGETHER WITH and SUBJECT TO the benefits and burdens of those easements, restrictions and rights of way of record as shown on the aforementioned plat, and as recorded in the Office of the Register of Deeds for Buncombe County, North Carolina in Deed Book 5107, Page 243, as amended of record.

BEING A PORTION of the property conveyed to the Grantor herein in Deed Book 4969, page 145 of the Buncombe County Registry.