



2016004701

TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$708.00

PRESENTED & RECORDED
09-23-2016 12:57:12 PM
CINDY M OWNBEY
REGISTER OF DEEDS
BY: KARIN SMITH
DEPUTY REGISTER OF DEEDS

BK: DOC 778
PG: 244-246

This instrument prepared by William K. Reed, a
Licensed NC Attorney, Delinquent taxes, if any, to be
paid by the closing attorney To the County Tax
Collector upon disbursement of closing proceeds.

Excise Tax \$708.00

Tax Lot No. _____ Parcel Identifier No. 8585-15-9421-00000
Verified by KQ County on the 23 day of Sept, 2016

Mail after recording to: Patla, Straus, Robinson and Moore, P.A, P.O. Box 7625, Asheville, NC 28802
This instrument was prepared by: Reed Law Firm, P.C., 168-B South Liberty Street, Asheville, North Carolina 28801
TITLE NOT SEARCHED BY PREPARER, NO OPINION RENDERED

Brief Description for the index 155 Cadence Circle

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 23rd day of September, 2016, by and between

GRANTOR	GRANTEE
Cadence Point, LLC, a North Carolina limited liability company PO Box 387 Brevard, NC 28712	Joshua Vandegrift and wife, Rachel Vandegrift 155 Cadence Circle Brevard, NC 28712

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 Transylvania County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

****THE PROPERTY IS NOT THE PRIMARY RESIDENCE OF THE GRANTOR (N.C.G.S. §105-317.2)****

The property hereinabove described was acquired by Grantor by instrument recorded in Book 405, at Page 722.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: **Easements, restrictions and rights of way of record.**

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Cadence Point, LLC

James N. Bayne (SEAL)
James N. Bayne, Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF Buncombe

I, Mark C. Martin, a Notary Public for Buncombe County of said State, certify that **James N. Bayne**, personally came before me this day and acknowledged that he is the **Member/Manager** of **Cadence Point, LLC**, and that by authority duly given and as an act of the corporation, executed the foregoing instrument.

Witness my hand and official seal, this, the 23rd day September, 2016.

Mark C. Martin
NOTARY PUBLIC

My Commission expires: 03-13-2019

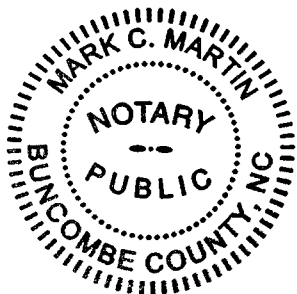


EXHIBIT A

BEING all of Lot 8 of Cadence Point Subdivision, consisting of 0.58 ac, more or less, as shown on the Subdivision Recombination and Final Major Subdivision Plats for Cadence Point, LLC prepared by Ed Holmes and Associates, Land Surveyors, P.A., dated November 24, 2009 and recorded in Plat File 13, Slides 340-341 of the Transylvania County Registry; reference to which is hereby made for a more particular description of said Lot.

SUBJECT TO the Declaration of Neighborhood Standards Covenants, Conditions and Restrictions for Cadence Point Subdivision as recorded in Book 535, at Page 79 of the Transylvania County Registry;

TOGETHER WITH AND SUBJECT TO those easements, restrictions and rights of way shown on the above referenced Plat recorded in the Transylvania County Register's Office;

BEING ALSO a portion of that property described in Deed Book 405, at Page 722 in the aforesaid county registry.