



Doc ID: 031937810003 Type: CRP  
Recorded: 09/05/2018 at 02:54:47 PM  
Fee Amt: \$226.00 Page 1 of 3  
Revenue Tax: \$200.00  
Workflow# 0000485816-0001  
Buncombe County, NC  
Drew Reisinger Register of Deeds  
BK **5699** PG **1692-1694**

Excise Tax \$ 200.00

Recording Time, Book and Page

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. 9721-23-3881-00000 (Portion of)  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Mail after recording to The Law Office of John K. White, Jr., PLLC – Box 48

This instrument was prepared by John K. White, Jr, 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.

Brief Description for the index Lot 6, Plat Book 190, at Page 163

**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS DEED made this 5<sup>th</sup> day of September, 2018, by and between

**GRANTOR**

Olivette Development, LLC, a North Carolina limited liability company, f/k/a Bridges at French Broad LLC, a North Carolina limited liability company  
  
172 Old Macedonia Road  
Alexander, NC 28701

**GRANTEE**

Craig Cashius Econopouly and wife, Megan Ashley Econopouly  
  
616 Armada Road N.  
Venice, FL 34285

Enter in appropriate block for each party: name, 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 or parcel of land situated in Buncombe County, North Carolina and more particularly described as follows:

**SEE EXHIBIT A ATTACHED HERETO**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5274, Page 1036.

A map showing the above described property is recorded in Plat Book 190, Page 163.

All or a portion of the property herein conveyed \_\_\_\_\_ includes X does not include the primary residence of a Grantor.

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 the 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. Easements, restrictions and rights-of-way of record.
- 2. Ad valorem taxes for the year 2019 and subsequent years.
- 3. Utility lines in existence over and under subject property, and any matters which would be disclosed by a current survey.
- 4. Any zoning or land use ordinances affecting the Lot.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its name by its manager or authorized agent, the day and year first above written.

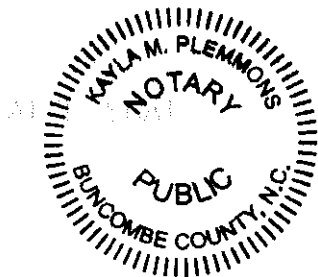
OLIVETTE DEVELOPMENT, LLC, a North Carolina limited liability company

By: [Signature]  
SCOTT A. AUSTIN, as its Manager

STATE OF NORTH CAROLINA  
COUNTY OF BUNCOMBE

I, Kayla M. Plemmons, a Notary Public in and for the aforesaid state and county, hereby certify that SCOTT A. AUSTIN personally appeared before me this day and acknowledged that he is the Manager of Olivette Development LLC, a North Carolina limited liability company, and that he, as Manager, being authorized to do so, executed the foregoing on behalf of Olivette Development LLC.

Witness my hand and Notarial Seal, this <sup>5<sup>th</sup> KMP</sup>~~4<sup>th</sup>~~ day of September, 2018.



[Signature]  
Notary Public  
My Commission expires: 5/20/23

## EXHIBIT A

BEING all of Lot 6, containing 0.280 acres, more or less, as shown on that plat entitled "Subdivision Survey For: Bridges at French Broad, LLC, Olivette Subdivision- West Ridge" prepared by Brooks Engineering Associates, Dated July 11, 2018, and recorded in Plat Book 190, at Page 163, in the Office of the Buncombe County Register of Deeds. Reference to said Plat is hereby made for a more particular description of said Lot 6.

TOGETHER WITH a non-exclusive, appurtenant easement for the installation and maintenance of a septic system, septic drain field, and septic supply lines as labeled "New Septic Easement for Lot 6" and "New 10' Septic Easement for the Benefit of Lots 6 & 7 Septic Supply Lines" as shown on that plat entitled "Septic Easement for: Lots 6 & 7 West Ridge – Olivette Subdivision" prepared by Brooks Engineering Associates, Dated August 29, 2018, and recorded in Plat Book 191, at Page 195, in the Office of the Buncombe County Register of Deeds. Reference to said Plat is hereby made for a more particular description of said septic easement.

SUBJECT TO that Declaration of Easements, Covenants, Conditions, and Restrictions for Olivette, in Book 5375, Page 315, of the Buncombe County, North Carolina Registry, as amended in Book 5601, Page 1357, and Book 5639, at Page 998, of the Buncombe County, North Carolina Registry, and as the same has been or may be amended and supplemented from time to time (the "Declaration"), including without limitation, all easements, assessments, restrictions, conditions and limitations set forth in the Declaration.

FURTHER SUBJECT TO the restriction that for a period of twenty-five (25) years from the date hereof, neither Grantee nor its successors, successors-in-title, or assigns shall seek to obtain any zoning change, modification or variance in connection with the Lot, or any part thereof, without the prior written consent of Grantor

ALSO BEING a portion of the property described in Book 5274, Page 1036 of the Buncombe County, North Carolina Registry.

GRANTOR HEREBY WAIVES Grantor's right of first refusal and right to repurchase the subject Lot or a portion thereof under the terms of Sections 14.12 and 14.13 of the Declaration.