



Doc ID: 033106060003 Type: CRP
Recorded: 12/16/2019 at 11:32:07 AM
Fee Amt: \$768.00 Page 1 of 3
Revenue Tax: \$742.00
Workflow# 0000576758-0001
Buncombe County, NC
Drew Reisinger Register of Deeds

CA

BK 5844 PG 213-215

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$742.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____

✓ Mail/Box to: Jason M Peltz, Worley & Peltz, PLLC, 42 Orchard Street, Asheville, NC 28801 Box 99

This instrument was prepared by: Worley & Peltz, PLLC, 42 Orchard Street, Asheville, NC 28801

Brief description for the Index: _____

THIS DEED made this 13th day of December, 2019, by and between

GRANTOR
Windsor Built Homes, Inc. a South Carolina corporation
40 West Broad Street, Suite 500
Greenville, SC 29601

GRANTEE
Mark R. Langevin and Cindy R. Langevin, married to each other,
504 Rosebud Orchid Way
Weaverville, NC 28787

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 Weaverville, _____ Township, Buncombe County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein. This instrument prepared by Jason M. Peltz, a licensed NC attorney. Delinquent taxes, if any, are to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

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 _____ 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 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: easements, restrictions and rights of way of record and current year ad valorem taxes.

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

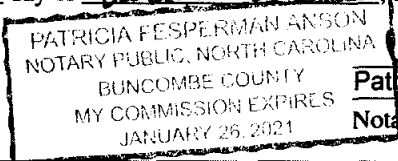
WINDSOR-BUILT HOMES, INC. (SEAL)
 By: [Signature] (Entity Name) Print/Type Name: _____
 Print/Type Name & Title: President - Scott Street Print/Type Name: _____ (SEAL)
 By: _____ Print/Type Name & Title: _____ Print/Type Name: _____ (SEAL)
 By: _____ Print/Type Name & Title: _____ Print/Type Name: _____ (SEAL)

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 _____
Scott Street personally came before me this day and acknowledged that he is the
President of WINDSOR BUILT HOMES, INC., a ~~North Carolina~~ South Carolina
 corporation/~~limited liability company/general partnership/limited partnership~~ (strike through the inapplicable), and that by authority
 duly given and as 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 13 day of December, 2019.

My Commission Expires: January 26, 2021 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 _____
 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

EXHIBIT "A"

LYING IN BUNCOMBE COUNTY, NORTH CAROLINA

BEING all of Lot 74, Maple Trace, Phase 2 as shown on that plat recorded in Plat Book 194 at Pages 174 and 175 of the Office of the Register of Deeds for Buncombe County, North Carolina; reference to which Plat is hereby made for a more particular description of said Lot.

AND BEING a portion of that property described in that deed recorded in Deed Book 5597, at Page 1475 in the Office of the Register of Deeds for Buncombe County, North Carolina.

TOGETHER WITH AND SUBJECT TO all easements, rights of way, conditions, covenants and restrictions appurtenant to the property described above, including but not limited to those restrictions recorded in Book 4262, at Page 1478 and Book 5741, at Page 374, in the Office of the Register of Deeds for Buncombe County, North Carolina.

(19-1278 Langevin)