

Type: CONSOLIDATED REAL PROPERTY
Recorded: 7/28/2020 5:00:35 PM
Fee Amt: \$692.00 Page 1 of 3
Revenue Tax: \$666.00
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 5928 PG 125 - 127

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 666.00

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

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

Brief description for the Index: _____

THIS DEED made this 27 day of July, 2020, by and between

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

GRANTEE
Albert Chismer and Rachele Chismer, married to each other,
153 Water Leaf Drive
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 5715 page 638. 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 204 page 166.

submitted electronically by "Worley & Peltz, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Buncombe County Register of Deeds.

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 _____ 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 27 day of July, 2020.

My Commission Expires: 11/12/22 January 26, 2024 Notary Public
 (Affix Seal) Patricia Fesperman Arsen Notary's Printed or Typed Name Jason M. Peltz

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 _____

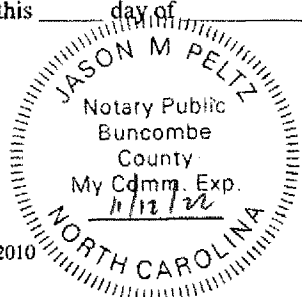


EXHIBIT "A"

LYING IN BUNCOMBE COUNTY, NORTH CAROLINA

BEING all of Lot 55, Maple Trace, Phase 4 as shown on that plat recorded in Plat Book 204 at Page 166 in 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 5715, at Page 638, 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, in the Office of the Register of Deeds for Buncombe County, North Carolina.

(20-0811 Chisner)