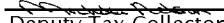


Type: CONSOLIDATED REAL PROPERTY
Recorded: 2/8/2024 11:23:35 AM
Fee Amt: \$973.00 Page 1 of 2
Revenue Tax: \$947.00
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 6383 PG 1134 - 1135

There are no delinquent taxes that are a lien the parcel(s) described in the deed which the Buncombe County Tax Collector is charged with collecting.

02-08-2024
Date


Deputy Tax Collector

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax:	\$947.00
Parcel ID:	973146284800000
Mail/Box to:	GRANTEE
Prepared by:	BRIGHT LAW, PLLC, 16745 BIRKDALE COMMONS PKWY #C, HUNTERSVILLE NC 28078
Brief description for the Index:	Lot 19D, The Springs of North Asheville

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 31 day of January 2024, by and between:

GRANTOR	GRANTEE
Madison Simmons Homes & Communities, LLC A North Carolina Limited Liability Company 18825 W. Catawba Ave Suite 250 Cornelius, NC 28031	Brian Adna Shaw and Kelly Ann Winget, a married couple 57 Walnut Springs Drive Asheville, NC 28804

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Asheville, Buncombe County, North Carolina and more particularly described as follows (the "Property"):

BEING all of lot 19D as shown on Plat of "The Springs of North Asheville" rccorded in Book 230, Page 89 reference to which is hereby made for a more complete description.

Being more commonly known as 57 Walnut Springs Drive Asheville, NC 28804.

Parcel ID # 973146284800000

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 6271 page 1665.

All or a portion of the Property does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 230 page 89.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor shall warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

EASEMENT AND RESTRICTIONS OF RECORD

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Special Warranty Deed, if an entity by its duly authorized representative.

Madison Simmons Homes & Communities, LLC
Entity Name

By: C. Buckner
Name: C. Shane Buckner
Title: Manager

STATE OF North Carolina COUNTY OF Mecklenburg

I, the undersigned Notary Public, certify that C. Shane Buckner as Manager of **Madison Simmons Homes & Communities, LLC**, A North Carolina Limited Liability Company, appeared before me on the 31 day of January 2024.

Katherine M. Shott
Notary Public (Official Signature)
My commission expires: 4/29/2028

