

Type: CONSOLIDATED REAL PROPERTY  
Recorded: 8/16/2022 12:54:22 PM  
Fee Amt: \$792.00 Page 1 of 4  
Revenue Tax: \$766.00  
Buncombe County, NC  
Drew Reisinger Register of Deeds

**BK 6249 PG 436 - 439**

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.

08-16-2022  
Date

Michelle Warren  
Deputy Tax Collector

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$766.00

Parcel Identifier No. 9720-80-8684-00000

Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

By: \_\_\_\_\_

Mail/Box to: April R. Seggerman, 1200 Ridgefield Blvd., Ste. 269, Asheville, NC 28806

This instrument was prepared by: Chad Lorenz Halliday, 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.  
No title examination performed by deed preparer. File: 109083.00

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 15 day of August, 2022, by and between

GRANTOR

GRANTEE

**56 Hibriten LLC, a North Carolina limited liability company**

**163 Courtland Avenue  
Asheville, NC 28801**

**Luc Vigneault and Andrea Vigneault, married to each other**

**25 Nelon Road  
Asheville, NC 28804**

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 and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_, Page \_\_\_\_\_, Buncombe County Registry.

Submitted electronically by "Law Office of April R. Seggerman, PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Buncombe County Register of Deeds.

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

A map showing the above described property is recorded in Plat Book 210, at Page 199.

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:

SUBJECT to easements, restrictions, rights of way(s) of record, and ad valorem taxes not yet due and payable.

*(SIGNATURE PAGE FOLLOWS)*

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

**56 Hibriten, LLC, a North Carolina  
Limited liability company**

*[Handwritten Signature]*  
\_\_\_\_\_  
Seth Redden, Member/Manager

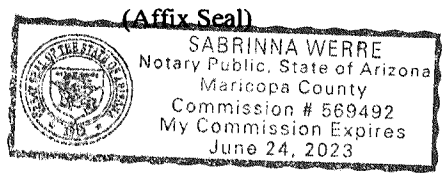
State of Arizona - County of Maricopa

I, the undersigned Notary Public of the County and State aforesaid, certify Seth Redden, Member/Manager of Flint Street, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 9 day of August, 2022.

My Commission Expires:  
June 24, 2023

*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public  
Sabrina Werre  
Notary's Printed or Typed Name



**EXHIBIT A**

0.757 acres, more or less, being all of **Lot 1** as shown on that certain Plat entitled "Subdivision Of The Property Of 158 Coleman Avenue, LLC" prepared by McAbee & Associates, P.A., dated July 22, 2020, Project #13230, Drawing # G-20-5218, recorded in **Plat Book 210 at Page 199** of the Buncombe County NC Register's Office; reference to which Plat is hereby made for a more particular description of said property.

The above described property is a portion of that property conveyed in Deed Book 6065 at Page 241 of the Buncombe County, NC register's Office.

4889-5379-9211, v. 1