

Type: CONSOLIDATED REAL PROPERTY
Recorded: 11/20/2023 2:28:03 PM
Fee Amt: \$540.00 Page 1 of 3
Revenue Tax: \$514.00
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 6366 PG 1398 - 1400

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.

11-20-2023
Date 
Deputy Tax Collector

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 514.00

Parcel Identifier No.9667-35-3412-00000 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee
This instrument was prepared by Thomas C. Grella, a NC licensed 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: Unit 100, Lot 47 Condominium, Asheville, NC

THIS DEED made this 20th day of November, 2023, by and between

| GRANTOR | GRANTEE |
|--------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| LCV Venture, LLC, a North Carolina limited liability company 8 Spring Rain Drive Fletcher, NC 28732 | Carrie Anne Taveira, unmarried 400 Little Sycamore lane, Unit 100 Asheville, NC 28805 |

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 the Buncombe County, North Carolina and more particularly described as follows:

Being known and designated as Unit No. 100, as shown on the plans entitled "Sycamore Cove Lot 47 Condominium" found in Condominium File 1769, and a plat of which is shown in Plat Book 234, Page 138, in the Office of the Register of Deeds for Buncombe County, North Carolina, reference to which is hereby made for a more particular description.

Together with all rights and easements appurtenant to said Unit as specifically enumerated in the Declaration of Condominium recorded in the Office of the Register of Deeds for Buncombe County in Book 6315, at Page 784, et. seq. (the "Declaration") Buncombe County Registry, and pursuant thereto, membership in Lot 47 Condominium Association, Inc., a North Carolina nonprofit corporation.

Together with and subject to the said Declaration and the Bylaws annexed thereto, which, with all attachments thereto are

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010
Printed by Agreement with the NC Bar Association

Submitted electronically by "Southern Law Group"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Buncombe County Register of Deeds.

incorporated herein as if set forth in their entirety, and which, by way of illustration, and not by way of limitation, provide: 1) a percentage of undivided fee simple interest appertaining to the above unit in the common elements of the condominium; 2) for use and restriction of use of the unit for particular purposes only; 3) property rights of purchaser as a unit owner in and to the common elements; 4) obligations and responsibility of the purchaser for regular monthly assessments and special assessments and the effect of nonpayment thereof as set forth in the Declaration in the Bylaws annexed thereto; 5) limitations upon the use of the common elements; and 6) obligations of purchaser and the Association, mentioned in said Bylaws, for maintenance.

The above described Property is further subject to that Declaration of Terms, Conditions, Restriction and Protective Covenants for Sycamore Cove Development recorded in Book 6135, at page 599, Buncombe County NC Register's Office.

All or a portion of the property herein conveyed ___ includes or 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 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 lien of 2023 real property taxes.

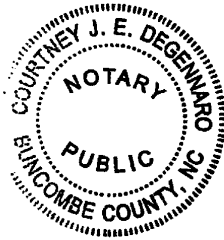
EXECUTION ON FOLLOWING PAGE

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

**LCV Venture, LLC,
a North Carolina limited liability company**

By: 
David Day, Manager

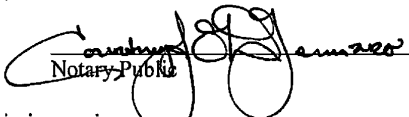
SEAL-STAMP



NORTH CAROLINA, Buncombe County

I, a Notary Public of the aforesaid State and County, certify that David Day, Manager of LCV Venture, LLC, appeared before me and being personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature(s) on the instrument the he acted and executed the instrument as Manager of LCV Venture, LLC on its behalf.

Witness my hand and official stamp or seal, this 9th day of November, 2023.


Notary Public

My commission expires:
08/19/2025