

Type: CONSOLIDATED REAL PROPERTY  
Recorded: 10/30/2023 1:09:17 PM  
Fee Amt: \$26.00 Page 1 of 4  
Revenue Tax: \$0.00  
Buncombe County, NC  
Drew Reisinger Register of Deeds

**BK 6361 PG 1267 - 1270**

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.

10-30-2023  
Date

*Danna Pruitt*  
Deputy Tax Collector

**NORTH CAROLINA RECOMBINATION DEED**

**Excise Tax: \$0.00**

Parcel Identifier Nos. 9654-20-8539-00000; 9654-20-8710-00000

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

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

Mail/Box to: Chad Lorenz Halliday, McGuire Wood & Bisette, PA (ROD Box 31)

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: 109474.00

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

THIS DEED made this 25<sup>th</sup> day of October, 2023, by and between

GRANTOR

GRANTEE

**Ashnoka LLC, a North Carolina limited liability company**

**Ashnoka LLC, a North Carolina limited liability company**

**3179 Sweeten Creek Road  
Asheville, NC 28803**

**3179 Sweeten Creek Road  
Asheville, NC 28803**

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:

Sec Exhibit A, attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5991, Page 1940, Buncombe County Registry.

submitted electronically by "McGuire, Wood & Bisette"  
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 235, at Page 67.

**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)*

*(Handwritten mark)*

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

**Ashnoka LLC**

*(Signature)*  
Ashley Westmoreland, Member-Manager

State of North Carolina - County of Henderson

I, the undersigned Notary Public of the County and State aforesaid, certify Ashley Westmoreland, Member-Manager of Ashnoka 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 25 day of October, 2023.

My Commission Expires:  
12-29-25

*(Signature)* Notary Public  
Christine P Cauble  
Notary's Printed or Typed Name

(Affix Seal)  
CHRISTINE P CAUBLE  
Notary Public, North Carolina  
Henderson County  
My Commission Expires  
12-29-25

**EXHIBIT A**

**TRACT ONE:**

**BEING all of Tract One, containing 0.6 acres, as shown and described by that plat entitled "Map of Recombination Survey for Ashnoka, LLC" recorded in Plat Book 235 at Page 67, Buncombe County, NC Registry, reference to said plat being made for a more particular description of said Tract One.**

**PIN: 9654-20-8710**

**TRACT TWO:**

**BEING all of Tract Two, containing 0.28 acres, as shown and described by that plat entitled "Map of Recombination Survey for Ashnoka, LLC" recorded in Plat Book 235 at Page 67, Buncombe County, NC Registry, reference to said plat being made for a more particular description of said Tract Two.**

**PIN: 9654-20-8539**

**The purpose of this conveyance is to recombine the above-described Tract One and Tract Two into one parcel, containing 0.88 acres, more or less.**

4894-7754-6634, v. 1