

PENDING REVIEW FOR TAX LISTING

DATE 07/14/23 BY [Signature]



2023005981

HAYWOOD CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$2740.00

PRESENTED & RECORDED:
07-14-2023 02:58:22 PM
SHERRI C. ROGERS
REGISTER OF DEEDS
BY: CASSFNDAN FARMER
DEPUTY

BK: RB 1090

PG: 1006-1008

HAYWOOD COUNTY TAX CERTIFICATION

There are no delinquent taxes due that are a lien
against parcel number(s) 8626-17-4407

Sebastian Cothran, Haywood County Tax Collector

Date: 7/14/23 By: [Signature]

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$2,740.00

Parcel Identification No. 8626-17-4407 and 8626-17-5658

Mail/Box to: James W. Kirkpatrick, III, PA, 37 Branner Avenue, Waynesville, NC 28786

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

Brief description for the Index:

THIS DEED made the 3rd day of July, 2023 by and between:

GRANTORS	GRANTEE
ShoLo Ventures I, LLC, a North Carolina limited liability company 17 Lagoon Road, Unit 22 Hilton Head, SC 29928	Joseph W. Wright, Jr. 3334 Asheville Road Waynesville, NC 28786

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 and sufficiency 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 parcel of land situated in Haywood County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein. This instrument was 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. This instrument was prepared by the law firm of Worley & Peltz, PLLC without review or examination of title to the herein described property and no opinions or representations are being made either express or implied by said law firm or its attorneys.

The property described in Exhibit "A" attached hereto was acquired by Grantor by Instrument recorded in Deed Book RB 928, at Page 2161 and in Deed Book RB 928, at Page 2152.

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

A map showing the above-described property is recorded in Plat Book C, Slot 7554.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, 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 executed this instrument, the day and year first above written.

ShoLo Ventures I, LLC

By: Gwendolyn F. Lowe (SEAL)
Gwendolyn F. Lowe, Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, a Notary Public of the County and State aforesaid, certify that Gwendolyn F. Lowe, Member/Manager of ShoLo Ventures I, LLC, a North Carolina limited liability company, personally appeared before me this day and (I have personal knowledge of their identity) (I have seen satisfactory evidence of their identity by a current state identification with their photograph in the form of a SC Drivers License); and acknowledged their voluntary execution of the foregoing instrument as Member/Manager on behalf of and as the act of said limited liability company.

Witness my hand and official stamp or seal, this the 13th day of July, 2023.

Shameka Bryan
Notary Public
Printed name: Shameka Bryan

My Commission Expires: 03/17/2033

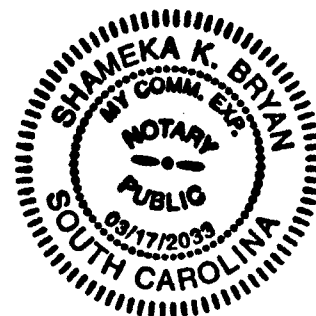


EXHIBIT "A"

LYING IN HAYWOOD COUNTY, NORTH CAROLINA

PARCEL ONE:

BEING that certain 1.920-acre parcel as shown on the survey and plat of L. Kevin Ensley, R.L.S. dated May 11, 2017, entitled "Survey for ShoLo Ventures I, LLC Muse Brothers Construction Company, Inc. & Ronald C. Muse – Owners", recorded in Plat Book C, Slot 7554, Haywood County Registry.

EXCEPTING and SUBJECT TO matters set forth on the recorded plat, easements, and encumbrances of record.

TOGETHER WITH and INCLUDING that sanitary sewer line easement as described in the conveyance from Junaluska Veterinary Partners, LLC to Muse Brothers Construction Company, Inc. and Ronald C. Muse, recorded August 31, 2007, in Deed Book 715, at Page 1018.

AND BEING all that property as described in that deed recorded in Deed Book RB 928, at Page 2161, in the Haywood County Register of Deeds.

TOGETHER WITH AND SUBJECT TO all easements, rights of way, conditions, covenants, and restrictions appurtenant to the property described above.

(23-00509 ShoLo Ventures I, LLC.)

PARCEL TWO:

BEING that certain 0.725-acre parcel as shown on the survey and plat of L. Kevin Ensley, R.L.S. dated May 11, 2017, entitled "Survey for ShoLo Ventures I, LLC Muse Brothers Construction Company, Inc. & Ronald C. Muse – Owners", recorded in Plat Book C, Slot 7554, Haywood County Registry.

EXCEPTING and SUBJECT TO matters set forth on the recorded plat, easements, and encumbrances of record.

TOGETHER WITH and INCLUDING that sanitary sewer line easement as described in the conveyance from Junaluska Veterinary Partners, LLC to Muse Brothers Construction Company, Inc. and Ronald C. Muse, recorded August 31, 2007, in Deed Book 715, at Page 1018.

AND BEING all that property as described in that deed recorded in Deed Book RB 928, at Page 2152, in the Haywood County Register of Deeds.

TOGETHER WITH AND SUBJECT TO all easements, rights of way, conditions, covenants, and restrictions appurtenant to the property described above.

(23-00509 ShoLo Ventures I, LLC.)