

Type: CONSOLIDATED REAL PROPERTY
Recorded: 11/20/2023 3:08:14 PM
Fee Amt: \$1,166.00 Page 1 of 3
Revenue Tax: \$1,140.00
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 6366 PG 1463 - 1465

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

[Signature]
Deputy Tax Collector

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,140.00

Parcel Identifier No. 9743-46-9807-00000 Verified by _____ County on the ____ day of _____,
20 ____

By: _____

Mail/Box to: Goosmann Rose Colvard & Cramer, P.A., 77 Central Ave, Suite H, Asheville, NC 28801

This instrument was prepared by: Goosmann Rose Colvard & Cramer, P.A. (23-4746 EMC lr)

Brief description for the Index: _____

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

GRANTOR

Mountain Realty Builders, LLC, a North Carolina limited
liability company
Post Office Box 684
Weaverville, NC 28787

GRANTEE

Travis Shea McCann
14 Red Maple Drive
Weaverville, NC 28787

TSM

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g.
corporation or partnership.

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, parcel of land or
condominium unit situated in the City of Weaverville, _____ Township, Buncombe County, North Carolina and more
particularly described as follows:

See **Exhibit A** attached hereto and incorporated herein by reference. This instrument was prepared by Elizabeth L.M. Cramer, 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.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6063 page 909.

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

A map showing the above described property is recorded in Plat Book 160 page 139.

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: ad valorem taxes for the current year, utility easements and unviolated covenants, conditions or restrictions and such other liens, encumbrances or defects as may be specifically approved by Grantee in writing as set forth herein.

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

Mountain Realty Builders, LLC, a North Carolina limited liability company (Entity Name) _____ (SEAL)
Print/Type Name: _____

By: James E. Hunter _____ (SEAL)
Print/Type Name & Title: James E. Hunter, sole Member Manager _____

By: JAMES E. HUNTER _____ (SEAL)
Print/Type Name & Title: MANAGER _____

By: _____ (SEAL)
Print/Type Name & Title: _____

Print/Type Name: _____ (SEAL)

State of North Carolina – County of Buncombe
I, the undersigned Notary Public of the County and State aforesaid, certify that James E. Hunter, personally appeared before me this day and acknowledged that he is the sole Member Manager of Mountain Realty Builders, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 20th day of November, 2023.

My Commission Expires: 4/8/2027

[Signature]
Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: _____ Register of Deeds for _____ County
Deputy/Assistant –Register of Deeds

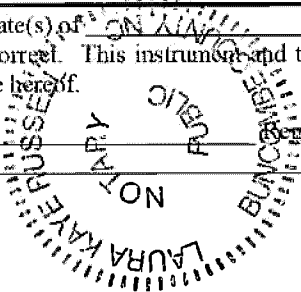


EXHIBIT "A"

Being all of Lot 3 as shown on that plat recorded in Plat Book 160, at Page 139 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 being all of that property conveyed in that deed recorded in Record Book 6063, at Page 909 of the Buncombe County, NC Register's Office.

FSM