

Excise Tax \$1,970.00Parcel Identifier No. 9757-12-2216

Mail after recording to Goosmann, Rose, Colvard & Cramer, P.A. (Box 81)
24-3061 emc/jrr/cm
This instrument was prepared by Gracie K .Paulson of Roberts & Stevens, P.A., a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the Closing attorney to the county tax collector upon disbursement of closing proceeds.

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 9th day of September, 2024, by and between

GRANTOR	GRANTEE
Carolina Morance, Inc., a North Carolina corporation Address: P.O. Box 18135 Asheville, NC 28814	Engaged Asheville, LLC, a North Carolina limited liability company Address: PO Box 1009 Weaverville, NC 28787

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 Mars Hill Township, Madison County, North Carolina and more particularly described as follows:

[See Exhibit A attached]

Submitted electronically by "Goosmann Rose Colvard & Cramer, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Madison County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 652 at Page 188, Madison County Registry.

A map showing the above described property is recorded in Plat Book ____ at Page ____, Madison County Registry.

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, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Easements, restrictions, rights of way of record, and 2024 ad valorem taxes.

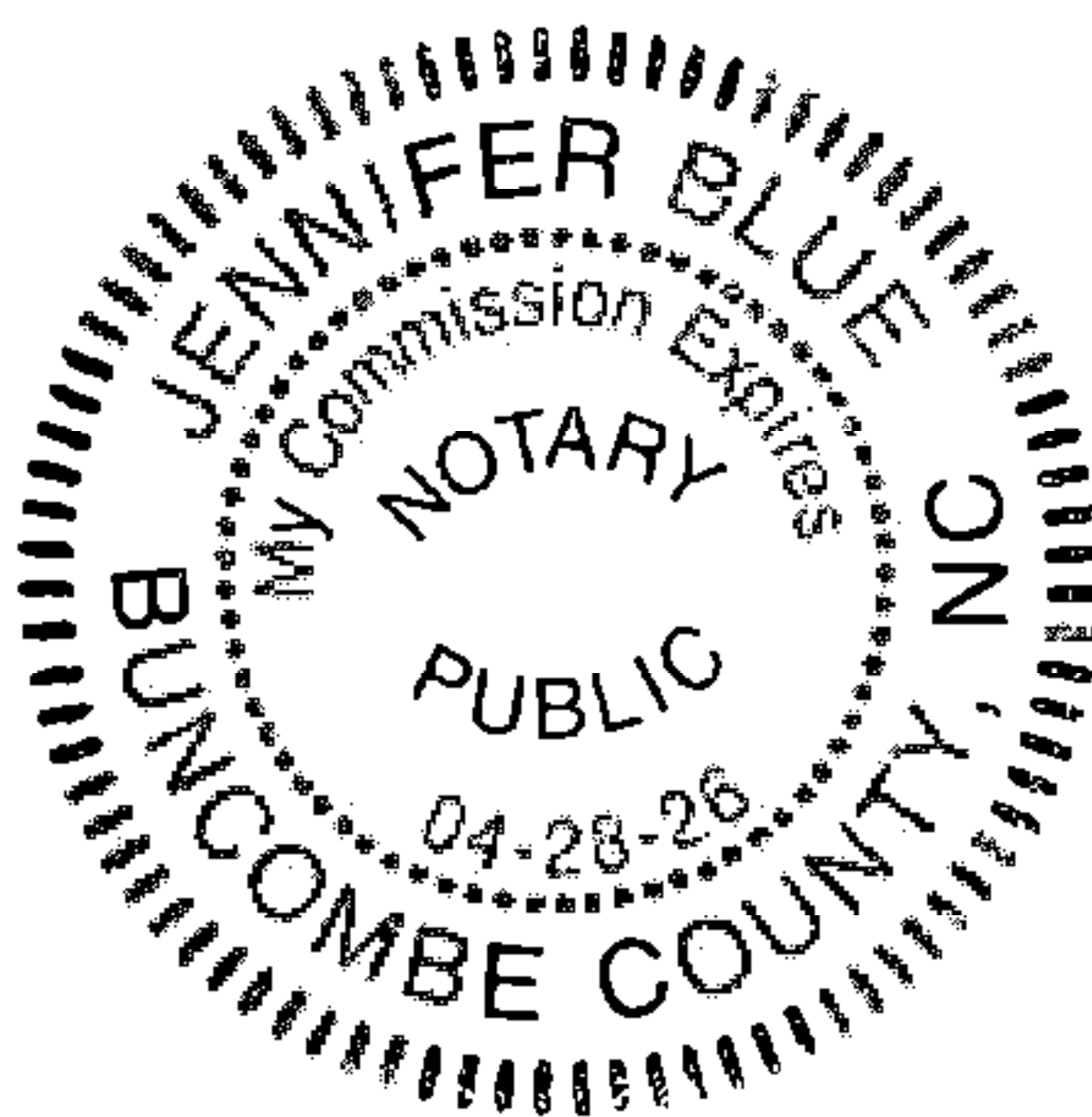
The last use of the property by the Grantor ____ was or X was not as Grantor's primary residence.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Carolina Morance, Inc.

By: Lara M. Oltz-Green (SEAL)
Lara M. Oltz-Green, President

SEAL-STAMP



NORTH CAROLINA, Buncombe County

I, a Notary Public certify that Lara M. Oltz-Green as President of Carolina Morance, Inc., Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 30 day of August, 2024.

Jennifer Blue
Notary Public

My commission expires:

4/28/26

EXHIBIT A

Beginning at a concrete monument the Northeastern corner of the Carl Eller property as described in Deed Book 114 at Page 405, Madison County Registry, the Eastern margin of N.C. 213 and runs thence with said margin of said road, North 23° 01' 38" West 51.11 feet to an iron pipe; thence with said margin of said road, North 29° 55' 33" West 138.28 feet to an iron pipe; thence North 47° 43' 17" West 8.05 feet to a concrete monument; thence leaving said road North 39° 44' 50" East 53.12 feet to an iron pipe in a gravel; thence North 30° 00' 24" East 115.57 feet to an iron pipe; thence North 41° 00' 14" East 72.96 feet to an iron pipe; thence North 46° 40' 39" East 65.04 feet to an iron pipe; thence South 35° 48' 29" East 51.55 feet to an iron pipe; thence South 12° 14' 38" East 142.44 feet to an iron pipe; thence South 12° 56' 10" East 153.47 feet to an axle found, the terminus of the fifth call of Tract 1 of the deed recorded in Deed Book 114 at Page 444, Madison County Registry and the terminus of the second call of the deed recorded in said registry in Deed Book 114 at Page 45, being also the Northernmost corner of the Carl Eller tract; thence with Carl Eller's line, South 66° 12' 43" West 204.8 feet to the Beginning.

Together with and subject to all covenants, reservations, and easements as described in the Deed recorded in Book 173 at Page 694, Madison County Registry.

The above-described Property is all of that property conveyed in that deed recorded in Record Book 652, at Page 188 of the Madison County, NC Register's Office.

A handwritten signature in black ink, consisting of a stylized 'A' followed by a horizontal line.