

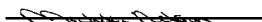
Type: CONSOLIDATED REAL PROPERTY  
Recorded: 6/13/2022 4:38:53 PM  
Fee Amt: \$4,876.00 Page 1 of 4  
Revenue Tax: \$4,850.00  
Buncombe County, NC  
Drew Reisinger Register of Deeds

**BK 6229 PG 732 - 735**

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.

06-13-2022

Date

  
Deputy Tax Collector

### **NORTH CAROLINA SPECIAL WARRANTY DEED**

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Revenue Stamps: \$4,850.00

Prepared by: Goosmann Rose Colvard & Cramer, P.A. - Box 81 (22-1469 EMC/mh)

Return to: Allen Stahl & Kilbourne, PLLC - Box 80

Property Situs: 173 E Chestnut Street

PIN: 9649-43-9135-00000

*This instrument is prepared by Elizabeth L.M. Cramer, a licensed North Carolina attorney. Delinquent taxes, if any, are to be paid by the closing attorney to the County Tax Collector upon disbursement of the closing proceeds. This instrument was prepared by the law firm of Goosmann Rose Colvard & Cramer, PA without review or examination of title to the hereinabove described property and no opinions or representations are being made either*

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This Special Warranty Deed is made as of this 13 day of June, 2022 by and between **Whitegate Inn LLC, a North Carolina limited liability company**, 58 Lake Town Lane, Woodfin, NC 28804 (herein Grantor) and **173 E. Chestnut Owner, LLC, a North Carolina limited liability company** (herein "Grantee"). Grantee's mailing address is 29 Main Street, Amesbury, MA, 01913. (The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include the 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 located in **Asheville, Buncombe County, North Carolina** and more particularly described as follows:

**See Exhibit A attached hereto and incorporated herein by reference.**

All of the property herein conveyed does *not* include the primary residence of a Grantor.

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: right of ways, utility easements and unviolated restrictive covenants that may legally affect the property.

**In Witness Whereof**, as of the above date, the Grantor has caused the due execution of the foregoing instrument in the capacity indicated by the signatures below.

**Whitegate Inn LLC**, a North Carolina limited liability company

BY: Ralph A. Coffey  
Ralph A. Coffey, Manager

BY: Frank E. Salvo  
Frank E. Salvo, Manager *FS*

State of North Carolina, County of Buncombe

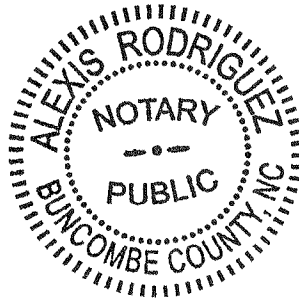
I certify that the following person(s) personally appeared before me this day, acknowledging to me that he signed the foregoing document in the capacity indicated: Ralph A. Coffey and Frank A. Salvo.

Date: June 9, 2022

Alexis Rodriguez  
Alexis Rodriguez, Notary Public

My Commission expires: 6/17/26

(Notary Seal)



## EXHIBIT A

### LEGAL DESCRIPTION

**PARCEL ONE:** 173 East Chestnut Street

Beginning at a point in the southern margin of the Brick Walk in the southern margin of the right of way for Chestnut Street at the western margin of the Brick Walk in the western margin of the right of way for Central Avenue; and runs thence approximating said western margin of the Brick Walk in the Western margin of the right of way for Central Avenue, South 02° 00' 00" West 204.81 feet to a new iron pin in the northern margin of the now or formerly Ingle property, (Deed Book 1147 at Page 35); thence with said northern margin of the now or formerly Ingle property, (Deed Book 1147 at Page 35), South 88° 09' 39" West 115.20 feet to a point in the eastern margin of the now or formerly Trabor property, (Deed Book 1255 at Page 433); thence with said eastern margin of the now or formerly Traber property, (Deed Book 1255 at Page 433), North 02° 00' 00" East 200.60 feet to an existing iron pin in the southern margin of the Brick Walk in the southern margin of the right of way for Chestnut Streets; thence with said Southern margin of the Brick Walk in the southern margin of the right of way for Chestnut Street, South 89° 54' 47" East 115.01 feet to the point of Beginning, and containing 0.546 of an acre as per plat of survey by F. V. Clinkscales, RLS, for Howard Stafford, dated December 27, 1995, and bearing drawing number HNC 15833.

Parcel One being all of that property described in that deed recorded in Record Book 2082, at Page 534 of the Buncombe County, NC Register's Office.

**PARCEL TWO:** 108 Central Avenue

Lying and being on the west side of Central Avenue, adjoining the lands formerly owned by Charles Pack and others and more particularly described as follows:

Beginning at formerly Charles Pack's southeast corner on the west margin of Central Avenue and running with said formerly Charles L. Pack's south line and a line formerly of J.R. Patterson's North 88 degrees West 150 feet to a stake; thence with another line formerly J.R. Patterson's South 4 degrees 22' West 50 feet to a stake in the same; thence South 88 degrees East on a line parallel to said Charles L. Pack's South line 150 feet to a stake in the west margin of Central Avenue; thence with the latter North 4 degrees 22' East 50 feet to the point or place of Beginning.

Together with and subject to a 10 foot driveway to be jointly maintained by the owners of the property described herein and the owners of the property lying along the southern line of the property described herein; said driveway being located at an around the southeast corner of the property herein conveyed as shown on a map drawn by B.J. Lefler, R.L.S. dated August 8, 1972, entitled, "Property of: Frank H. Holcher," deed book reference Book 948, Page 117, Buncombe County Registry; said right of way to be maintained in an all weather condition on an equal and pro rata basis with all other users thereof to the extent that they use the same.

Parcel Two being all of that property described in that deed recorded in Record Book 4250, at Page 328 of the Buncombe County, NC Register's Office.

## Exhibit A, continued

Grantor further conveys the following described property without warranties of title or any other nature as described in this Deed:

Being all of that lot or parcel of land as shown on that Plat recorded in Plat Book 227, at Page 158 of the Buncombe County, NC Register of Deed's Office.

A handwritten signature in black ink, appearing to be "JRS" over "HAC".