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RF



Doc ID: 031709200003 Type: CRP
Recorded: 04/19/2018 at 04:45:49 PM
Fee Amt: \$1,346.00 Page 1 of 3
Revenue Tax: \$1,320.00
Workflow# 0000463869-0001
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 5656 PG 348-350

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1320.00

Parcel Identifier No. 9628-32-2558-00000

Verified by _____ County on the ____ day of _____, 20____

By: _____

Mail/Box to: Peter U. Kanipe, PO Box 3180, Asheville, NC 28802 Box 31

This instrument was prepared by: Peter U. Kanipe, 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: 73220.03

Brief description for the Index: _____

THIS DEED made this 19th day of **April, 2018**, by and between

GRANTOR

GRANTEE

SAW Ventures-Woodland, LLC, a North Carolina limited liability company

**52 Craggy Avenue
Asheville, NC 28806**

Hill Realty, LLC, a Wyoming limited liability company

**PO Box 264
Bristol, TN 36721**

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:

SEE EXHIBIT A, INCORPORATED HEREIN BY REFERENCE.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3915, Page 144, Buncombe County Registry.

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

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.

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

SAW VENTURES WOODLAND, LLC

By: [Signature] (SEAL)
S. Austin Walker, IV, Member/Manager

State of North Carolina - County of Buncombe

I, the undersigned Notary Public of the County and State aforesaid, certify that **S. Austin Walker, IV** personally came before me this day and acknowledged that he is Member/Manager of SAW Ventures – Woodland, LLC, a North Carolina limited liability company, and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 18th day of April, 2018.

My Commission Expires: _____

(Affix Seal)

[Signature] Notary Public

Peter U Kanipe
Notary's Printed or Typed Name

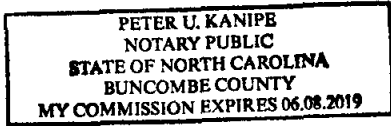


EXHIBIT A

BEING all of Lots 93 through 101, inclusive as shown on a plat entitled "Block A of Pisgah Heights" recorded in Plat Book 5, Page 104, Buncombe County Registry, to which plat reference is hereby made for a more particular description of said Lots.

A handwritten signature in black ink, appearing to be the initials 'JSH' with a stylized flourish.

ND: 4848-1471-8213, v. 1