

Type: CONSOLIDATED REAL PROPERTY
Recorded: 3/4/2021 9:32:33 AM
Fee Amt: \$26.00 Page 1 of 3
Revenue Tax: \$0.00
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 6029 PG 1172 - 1174

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00

Parcel Identifier No. 9763.02-65-5639 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, Box # 81

This instrument was prepared by: Goosmann Rose Colvard & Cramer, P.A., 77 Central Ave, Suite H, Asheville, NC 28801 Box # 81 (21-0909)

Brief description for the Index: _____

THIS DEED made this 3rd day of March, 2021, by and between

GRANTOR	GRANTEE
Mountain Scenic Properties, LLC, a North Carolina Limited Liability Company 1 Cedar Chine Asheville, NC 28803	Kenneth R. Ellington 7 Patton Ave, Unit 1802 Asheville, NC 28801

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 _____, _____ 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 the Law Office of Goosmann Rose Colvard & Cramer, P.A. without review or examination of the herein described property and no opinions or representations are being made, either expressed or implied, by said law firm or any of its attorneys. This instrument was prepared by George F. Goosmann, IV., 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 4398 page 97.

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

1

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 Buncombe County Register of Deeds.

A map showing the above described property is recorded in Plat Book 102 page 61.

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: Those matters set forth in the description for the property; easements and rights of way of record or in place; restrictive covenants of record; the use provisions of any governmental ordinance affecting the property and taxes for the current year.

This Deed is executed by the manager of the LLC pursuant to the provisions of North Carolina General Statutes governing the winding up of a limited liability company's affairs following administrative dissolution pursuant to North Carolina General Statutes.

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

Mountain Scenic Properties, LLC, a North Carolina Limited Liability Company

(SEAL)
Print/Type Name: _____

(Entity Name)

By: _____
Print/Type Name & Title: Kenneth R. Ellington, Member/Manager

(SEAL)
Print/Type Name: _____

By: _____
Print/Type Name & Title: _____

(SEAL)
Print/Type Name: _____

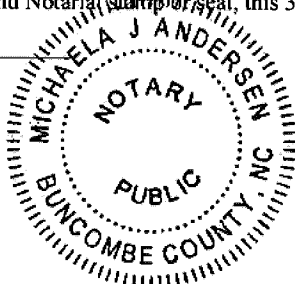
By: _____
Print/Type Name & Title: _____

(SEAL)
Print/Type Name: _____

State of North Carolina – County of Buncombe

I, the undersigned Notary Public of the County and State aforesaid, certify that Kenneth R. Ellington, personally appeared before me this day and acknowledged that he is the Member/Manager of Mountain Scenic Properties, 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 seal, this 3rd day of March, 2021.

My Commission Expires: 9.22.2024



Michaela J. Andersen
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"

Lying in Reems Creek Township, Buncombe County, North Carolina, being all of the 136.10 acres tract shown on the plat recorded in Buncombe County Plat Book 102 at pages 61 and 62 and being a portion of the property described in the deed recorded in Buncombe County Book 4206 at Page 624.

Also being all of that property described in the deed recorded in Record Book 4398 at Page 97 of the Buncombe County, NC Registry.

