

Type: CONSOLIDATED REAL PROPERTY
Recorded: 5/15/2023 11:36:11 AM
Fee Amt: \$326.00 Page 1 of 3
Revenue Tax: \$300.00
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 6318 PG 1745 - 1747

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.

05-15-2023
Date

Christopher Musial
Deputy Tax Collector

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$300.00

Parcel Identifier No. 9731-94-7969 (Portion of) Verified by _____ County on the ____ day of _____, 20____.
By: _____

Mail/Box to: Samuel B. Potter, Attorney, 330 Military Cutoff, Ste A-2, Wilmington, NC 28405

This instrument was prepared by: Christopher Musial, Attorney ****No Title Examination Performed by Preparer****

Brief description for the Index: 0.65 Acres, Portion of PIN 9731-94-7969

THIS DEED made this 5th day of May 2023, by and between

GRANTOR

Dale A. Deines – A Free Trader
(*See DB 3037, Pg 178, Buncombe Co Registry)

Mailing address:
888 Burney Mountain Rd
Fletcher, NC 28732

GRANTEE

Baird Cove Investments, LLC -
a NC Limited Liability Company

Mailing address:
332 Military Cutoff Rd.
Wilmington NC 28405

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 or parcel of land situated in the City of, Reems Creek Township, Buncombe County, North Carolina and more particularly described as follows:

See Attached Exhibit "A"

This instrument was prepared by Christopher Musial, 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 closing proceeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3891 at Page 588.

Submitted electronically by "Equitas Law Partners LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Buncombe County Register of Deeds.

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

A map showing the above-described property is recorded in Plat Book ___ at Page ___.

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:

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

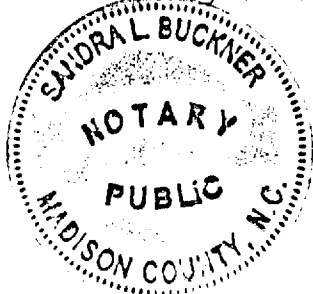
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

DALE A. DEINES (SEAL)
DALE A. DEINES

State of NC, County of Buncombe

I, the undersigned Notary Public of the County of Madison and State aforesaid, certify that **DALE A. DEINES** personally appeared before me, the said named to me known and known to me to be the persons described in and who executed the foregoing instrument, and they acknowledged that they executed the same, and being duly sworn by me, made oath that the statements in the foregoing instrument are true.

Witness my hand and Notarial stamp or seal this 5th day of May 2023.



Sandra L. Buckner
Notary Public's Signature
Sandra L. Buckner
Notary Public's Typed or Printed Name

My commission expires: 9-10-2025
(Affix Seal)

Exhibit "A"

Lying and being in the Town of Woodfin, Reems Creek Township, Buncombe County, North Carolina, and being more particularly described as follows:

BEGINNING at a #5 rebar with I.D. Cap set, said rebar being located at the northeastern most corner of that 11.38 acres as shown in Plat Book 176 at Page 16, Buncombe County Registry, reference to said plat being hereby made for a more particular description, and also being South 40 deg. 55 min. 50 sec. West 1,222.77 feet from a #5 rebar with I.D. Cap set, shown on the above-described plat as the tie line, and thence from said Beginning point North 17 deg. 52 min. 52 sec. West 232.71 feet to a #5 rebar with I.D. cap set, thence North 43 deg. 24 min. 05 sec. West 51.11 feet to a #5 rebar with I.D. Cap set, thence North 71 deg. 27 min. 00 sec. West 154.60 feet to a #5 rebar with I.D. Cap set, thence North 80 deg. 13 min. 43 sec. East 92.14 feet to a #5 rebar with I.D. Cap set, thence South 80 deg. 32 min. 54 sec. East 124.95 feet to a #5 rebar with I.D. Cap set, thence South 43 deg. 54 min. 58 sec. East 51.71 feet to a #5 rebar with I.D. Cap set, thence South 18 deg. 45 min. 33 sec. East 204.38 feet to a #5 rebar with I.D. Cap set, thence South 40 deg. 54 min. 53 sec. West 95.45 feet to the point and place of **BEGINNING**. **Containing 0.65 acres** and being shown on an unrecorded survey titled "Recombination Survey for Baird Cove Investments, LLC" dated 15 March 2023 and prepared by Jason D. Spencer, P.L.S., Job #170703.

TOGETHER WITH and **SUBJECT TO** restrictions, reservations, easements and rights of way of record.

The above described 0.65 acres, more or less, being a portion of *Deed Book 3891, Page 588*, Buncombe County Registry, bearing PIN 9731-94-7969 is **TO BE COMBINED** with that property described in *Deed Book 6044, Page 1024*, bearing PIN 9731-93-4974, and shall be deemed one parcel of land with one parcel identification number and one taxing account.