

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

Excise Tax: \$520.00

Parcel Identifier No _____ Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Goosmann Rose Colvard & Cramer, P.A., 77 Central Avenue, Ste. H, Asheville, NC 28801, Box #81

This instrument was prepared by: Goosmann Rose Colvard & Cramer, P.A. (GFG/cy 21-4392)

Brief description for the Index: Lot 65 , COUCH MOUNTAIN

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

GRANTOR

GRANTEE

LUNA RIDGE, LLC
a North Carolina limited liability company

69 Clark Gap Drive
Fletcher, NC 28732

**GUY D. HOAGLAND AND
MELISSA H. HOAGLAND,**
married to each other

6300 N. Wickham Rd,
Ste. 130 #214
Melbourne, FL 32940

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 Henderson County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

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 3458 at Page 309**.

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

A map showing the above described property is recorded in **Plat Slide 13102-13103**.

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 Henderson County Register of Deeds.

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 Grantor covenants with 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, and under or through Grantor, except for the exceptions hereinafter stated:

Easements, restrictions, rights of way of record, utility lines readily apparent and in existence over or under the subject property and ad valorem taxes for the current year.

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

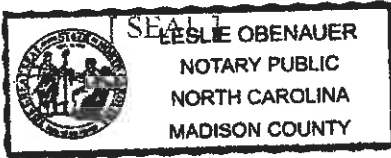
LUNA RIDGE, LLC,
a North Carolina limited liability company

BY: THE ANDREW C BAKER LIVING TRUST DATED JANUARY 25, 2012, Member/Manager

[Signature] TRUSTEE
By: Andrew C. Baker, Trustee

STATE OF North Carolina, COUNTY OF Henderson

I, Leslie Oberauer, a Notary Public in and for the County of Madison and State of North Carolina, do hereby certify that ANDREW C. BAKER, as Trustee of THE ANDREW C BAKER LIVING TRUST DATED JANUARY 25, 2012, which is Member/Manager of LUNA RIDGE, LLC, a North Carolina Limited Liability Company, Declarant, and that as Member/Manager of LUNA RIDGE, LLC, a North Carolina Limited Liability Company being authorized to do so, executed the foregoing in the capacity indicated and on behalf of the company. Witness my hand and official stamp or seal, this the 3 day of August, 2021



[Signature]
Leslie Oberauer, Notary Public
Commission Expiration: 10/4/2025

EXHIBIT A
TO
SPECIAL WARRANTY DEED

Being all of Lot 65 of Phase 2B of Couch Mountain as shown on that plat recorded in Plat Slide 13102-13103 of the Henderson County, NC Register's Office; reference to which Plat is hereby made for a more particular description of said Property.

The property conveyed hereby is conveyed subject to that Declaration of Covenants, Conditions and Restrictions recorded in Book 3396, at Page 215 (the "Declaration") and any amendment(s) thereto. Such property shall be subject to the Declaration, any Amendment(s) and the terms thereof shall be binding upon Grantee, their heirs, successors, and assigns.

The above-described Property being a portion of that property conveyed in that deed recorded in Record Book 3458, at Page 309 of the Henderson County, NC Register's Office.

