


Type: CONSOLIDATED REAL PROPERTY
 Recorded: 3/7/2023 4:00:41 PM
 Fee Amt: \$739.00 Page 1 of 3
 Revenue Tax: \$713.00
 Buncombe County, NC
 Drew Reisinger Register of Deeds

BK 6301 PG 570 - 572

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.

03-07-2023

Date


 Deputy Tax Collector

Excise Tax \$713.00

Recording Time, Book and Page

Tax Lot No.

Parcel Identifier No. 9657-77-6038.00000

Mail after recording to Goosman Rose Colvard & Cramer – 77 Central Ave, Suite H, Asheville,
 NC 28801

This instrument was prepared by Brittany Long, 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. Brittany Long prepared this instrument without review or examination of title to the
 herein described property and no opinions or representations are being made by Brittany Long or
 Barnwell & Long, PLLC.

Brief Description for the index

173 Onteora Blvd

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this day of March 2023 by and between

GRANTOR

GRANTEE

Brett M. Comeau and Kimberly L. Comeau,
 married to each other

2060 Utsey St
 Johns Island, SC 29455

Richard Hawkins Maag, unmarried

173 Onteora Blvd
 Asheville, NC 28803



Enter in appropriate block for each party: name, 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 Buncombe County, North
 Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO

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.

Page 2 of 3
The property hereinabove described was acquired by Grantor by instrument recorded in Book 5517, Page 1623.

A map showing the above described property is recorded in Plat Book 233, Page 49.

All or a portion of the property herein conveyed ___ includes X 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. Easements, restrictions and rights-of-way of record.
2. Ad valorem taxes for the year 2023 and subsequent years.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if a corporation, limited liability company, or partnership, has caused this instrument to be signed in its name by its corporate officer, manager, general partner, or authorized agent, the day and year first above written.

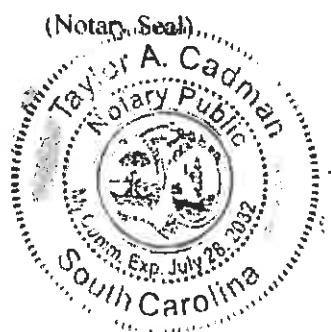
 (SEAL)
Brett M. Comeau

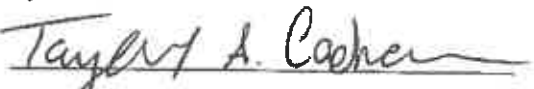
 (SEAL)
Kimberly L. Comeau

STATE OF South Carolina COUNTY OF Charleston

I, the undersigned, a Notary Public of the County and State aforesaid, certify that Brett M. Comeau and Kimberly L. Comeau personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 28 day of February ~~March~~ 2023




Notary Public: Taylor A. Cadman

My Commission Expires: July 28 2032

EXHIBIT A
Property Description
COMEAU

LYING AND BEING in the City of Asheville, Buncombe County, North Carolina and being further described as follows:

BEING ALL of that same parcel containing 0.125 acres, more or less, on a "Boundary Survey for: 173 Onteora Blvd" recorded in Plat Book 233, Page 49 in the Office of the Register of Deeds of Buncombe County, North Carolina; reference to which is hereby made for a more particular description of said Lot.

AND BEING ALL of that same property recorded in Deed Book 5517, Page 1623 in the Office of the Register of Deeds of Buncombe County, North Carolina.

A handwritten signature in black ink, appearing to be "fhu", located in the lower right quadrant of the page.