

BK 4111 PG 694 - 696 (3)

DOC# 1001007278

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12/01/2023 01:43:57 PM

Fee: \$26.00

Henderson County, North Carolina

Tax: \$1,402.00

William Lee King, Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,402.00

Parcel Identifier No. 801728 Verified by _____ County on the ____ day of _____, 20____

By: _____

Mail/Box to: The Phillip C. Price Law Firm, PLLC, 1200 Ridgefield Blvd Ste 180, Asheville, NC 28806 (23-0972)

This instrument was prepared by: Goosmann Rose Colvard & Cramer, P.A., 77 Central Ave, Suite H, Asheville, NC 28801 (23-5079)

Brief description for the Index: _____

THIS DEED made this 30th day of November, 2023, by and between

GRANTOR

GRANTEE

Craig E. Dunn and Holly Dunn, married to each other
289 Black Forest Drive #2052
Bryson City, NC 28713

Michael A. Oechsle and Mary E. Perko, married to each other
116 Ivy Road
Mills River, NC 28759-8017



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, 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 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 3702 page 331.

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

A map showing the above described property is recorded in Plat Book _____ 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: ad valorem taxes for the current year, utility easements and unviolated covenants, conditions or restrictions and such other liens, encumbrances or defects as may be specifically approved by Grantee in writing as set forth herein.

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

(Entity Name) Craig E. Dunn (SEAL)
Print/Type Name: Craig E. Dunn

By: _____
Print/Type Name & Title: _____ Holly Dunn (SEAL)
Print/Type Name: Holly Dunn

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

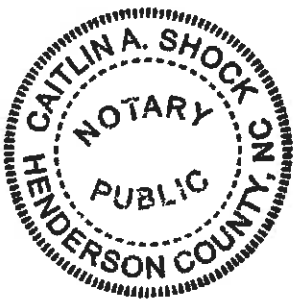
By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

State of North Carolina – County of Henderson

I, the undersigned Notary Public of the County and State aforesaid, certify that Craig E. Dunn and Holly Dunn personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 30th day of November, 2023.

My Commission Expires: 04/17/2026

Caitlin A. Shock
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.

Register of Deeds for _____ County
By: _____ Deputy/Assistant –Register of Deeds

CD
AD

EXHIBIT "A"

BEING all of Lot 298, Block III of High Vista Country Club, Inc., as shown on that plat recorded in Plat Cabinet C, Slide 358, of the Henderson County, NC Register's Office; reference to which Plat is hereby made for a more particular description of said Property.

The above-described property being all of that property conveyed in that deed recorded in Book 3702, at Page 331 of the Henderson County, NC Registry.