

Type: CONSOLIDATED REAL PROPERTY  
Recorded: 10/18/2023 3:46:41 PM  
Fee Amt: \$4,626.00 Page 1 of 3  
Revenue Tax: \$4,600.00  
Buncombe County, NC  
Drew Reisinger Register of Deeds

BK 6358 PG 1879 - 1881

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.

10-18-2023  
Date Deputy Tax Collector

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$4,600.00  
Parcel Identifier No. 9649-40-2414-C1605 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 (23-0953)  
Brief description for the Index: Lot(s): Unit 1605, 7 Patton Avenue Condominium Parcel ID(s): 9649-40-2414-C1605,

THIS DEED made this 18 day of October, 2023, by and between

| GRANTOR                                                                                                     | GRANTEE                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Steve Roman and Julia Roman,<br>married to each other<br>812 Briny Ave., Apt. 3B<br>Pompano Beach, FL 33062 | Glenwood Real Estate, LLC,<br>a Wyoming limited liability company<br>3240 Professional Drive<br>Auburn, CA 95602                                                          |
|                                                                                                             |   |

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 Asheville, \_\_\_\_\_ 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 John R. Rose, 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 5816 page 1932.

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 164/202 page 162/73.

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.

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.

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

(Entity Name)

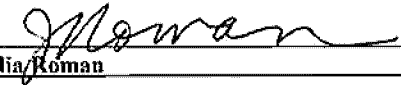


Steve Roman

(SEAL)

By: \_\_\_\_\_

Print/Type Name & Title: \_\_\_\_\_



Julia Roman

(SEAL)

By: \_\_\_\_\_

Print/Type Name & Title: \_\_\_\_\_

Print/Type Name: \_\_\_\_\_

(SEAL)

By: \_\_\_\_\_

Print/Type Name & Title: \_\_\_\_\_

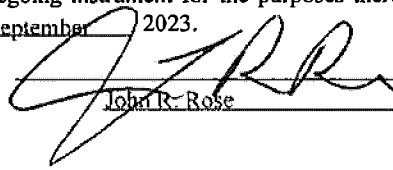
Print/Type Name: \_\_\_\_\_

(SEAL)

State of North Carolina – County of Buncombe

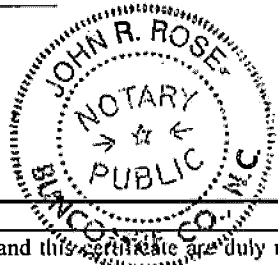
I, the undersigned Notary Public of the County and State aforesaid, certify that Steve Roman and Julia Roman personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 26 day of September 2023.

My Commission Expires: 4-21-26



John R. Rose

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.

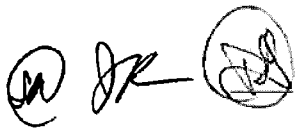
By: \_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County  
Deputy/Assistant –Register of Deeds

**EXHIBIT "A"**

Being all of Unit 1605, which is part of the "Residential Unit" of 7 Patton Avenue Condominium as shown on the plats and plans of 7 Patton Avenue Condominium as shown on the plat recorded in Plat Book 164 at page 162, and in Plat Book 202 at page 73, and recorded in Condominium and Unit Ownership Pages 1483-1491, as amended in Pages 1600-1628, and in Pages 1629-1693, Buncombe County Registry (the "Plats and Plans") and described in the Declaration of Condominium for 7 Patton Avenue Condominium recorded in Book 5483 at page 1204, as amended in Book 5814 at page 1232, and in Book 5814 at page 1239, Buncombe County Registry, and any amendment(s) thereto (the "Declaration").

Together with the undivided interest in the Common Elements allocated to said Unit by the Declaration and shown on the Plats and Plans and all rights and easements appurtenant to said Unit as specifically enumerated in the Declaration.

The above-described property is all of that property conveyed in that deed recorded in Record Book 5816, at Page 1932 of the Buncombe County, NC Register's Office.

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