

Type: CONSOLIDATED REAL PROPERTY
 Recorded: 7/22/2019 1:00:23 PM
 Fee Amt: \$496.00 Page 1 of 3
 Revenue Tax: \$470.00
 Buncombe County, NC
 Drew Reisinger Register of Deeds

BK 5791 PG 1886 - 1888

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.

07-22-2019

Date

Michelle Warner
 Deputy Tax Collector

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$470.00

Parcel Identifier No. 9653-79-2114-00000 Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: Goosmann Rose Colvard & Cramer, PA, 77 Central Avenue, 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
 (19-3523 JRR mh)

Brief description for the Index: 1017 Baldwin Commons Drive

THIS DEED made this 22 day of July, 2019 by and between

GRANTOR

Baldwin Commons Developers, LLC, a North Carolina
 limited liability company
 P.O. Box 1157
 Arden, NC 28704

GRANTEE

Leah M. Webb, an unmarried person
 21 Greenwood Avenue
 Asheville, NC 28803

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 Arden, 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 Elizabeth L.M. Cramer, 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 5641 at page 381.

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

A map showing the above described property is recorded in Plat Book 192 at page 112-3.

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.

Baldwin Commons Developers, LLC

By: _____

Print/Type Name & Title: Kenneth G. Jackson, Sr., Authorized Manager

Print/Type Name: _____ (SEAL)

Print/Type Name: _____ (SEAL)

By: _____

Print/Type Name & Title: _____

Print/Type Name: _____ (SEAL)

By: _____

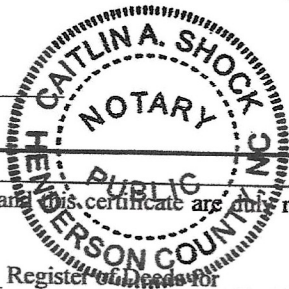
Print/Type Name & Title: _____

Print/Type Name: _____ (SEAL)

State of North Carolina – County of Buncombe HENDERSON

I, the undersigned Notary Public of the County and State aforesaid, certify that Kenneth G. Jackson, Sr., personally appeared before me this day and acknowledged that he is the Authorized Manager of Baldwin Commons Developers, LLC, a North Carolina ~~or corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable)~~, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 18 day of July, 2019.

My Commission Expires: 4/17/2021



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.

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

EXHIBIT "A"

Being all of Unit 15 of Building B of Baldwin Commons as shown on that plat recorded in Plat Book 192, at Pages 122-123 of the Buncombe 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 a portion of that property conveyed in that deed recorded in Record Book 5641, at Page 381 of the Buncombe County, NC Register's Office.

A handwritten signature in black ink, appearing to be 'H. B.' or similar, located in the lower-left quadrant of the page.