

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$830.00

Parcel Identifier No. 9768-43-1477

Verified by _____ County on the ____ day of _____, 20____

By: _____

Mail/Box to: Southern Law Group, 184 E. Chestnut St., Unit 5, Asheville, NC 28801

This instrument was prepared by: Peter U. Kanipe, 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. No title examination performed by deed preparer. File: 103964.03

Brief description for the Index: _____

THIS DEED made October 7th, 2021, by and between

GRANTOR

GRANTEE

Burleson & Son Builders, LLC, a North Carolina limited liability company

Grant Buckner and Kellie Palamara, married to each other

**151 Flat Creek Church Rd
Weaverville, NC 28787**

**68 Clear View Drive
Mars Hill, NC 28754**

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

SEE ATTACHED EXHIBIT A INCORPORATED HEREIN

The property hereinabove described was acquired by Grantor by instrument recorded in Book 382, Page 348, Madison County Registry

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 Book 5, at Page 1000.

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:

SUBJECT to easements, restrictions, rights of way(s) of record, and ad valorem taxes not yet due and payable.

(Signature Page Follows)

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

BURLESON & SON BUILDERS, LLC

By: L. Shawn Burleson Member/Manager
Print Name & Title: L. Shawn Burleson, Member/Manager

State of North Carolina - County of Buncombe

I, a Notary Public of said State and County, certify that **L. Shawn Burleson** personally came before me this day and acknowledged that he is Member/Manager of **Burleson & Son Builders, LLC, a North Carolina limited liability company**, and that, by authority duly given and as the act of the company, the foregoing instrument was signed in its name by him as its Member/Manager.

Witness my hand and Notarial stamp or seal this 7th day of October, 2021.

My Commission Expires:

(Affix Seal)

P. U. Kanipe Notary Public

Peter U. Kanipe
Notary's Printed or Typed Name

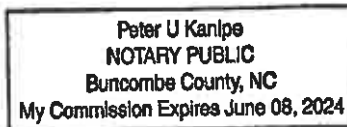


EXHIBIT A .

BEING all of Lot No. 8 as shown and described on a survey entitled "Survey for Burleson and Son Builders", performed by Robert B. Cheek, PLS, L-3459 and recorded in Plat Book 5, Page 1000 of the Madison County, NC Registry, reference to which is hereby made for a more particular description.

TOGETHER WITH and **SUBJECT TO** the right of way easements shown and described on the aforementioned plat.

ALSO BEING a portion of that property conveyed and described in Deed Book 382, Page 348, Madison County Registry.

Nettie Midgett
Dare County
Transfer Tax
P O Box 1000
962 Marshall Collins Dr.
Manteo NC 27954
(252) 475-5939

AFFIDAVIT OF
CONSIDERATION OR VALUE

TAX OFFICE USE ONLY

****COMPLETE ALL SECTIONS OF THIS AFFIDAVIT OR IT MAY BE REJECTED. AN AFFIDAVIT MAY BE REQUIRED WITH ANY INSTRUMENT CONVEYING REAL PROPERTY.**

1. TRANSFER DATA

GRANTOR Burleson & Son Builders LLC GRANTEE Grant Buckner, Kellie Palamara
ADDRESS 151 Flat Creek Church Rd ADDRESS 68 Clear View Dr
CITY, STATE Waynesville NC 28787 CITY, STATE Mars Hill NC 28754

2. PROPERTY LOCATION

TAX DISTRICT Mars Hill TAX PARCEL ID 9768-43-1477

SUBDIVISION Burleson & Sons Builders SECTION _____ BLOCK _____ LOT 8

PROPERTY DESCRIPTION CHECK ONE

Vacant Residential	☒ Improved Residential	Condominium	Timeshares
Vacant Commercial	Improved Commercial	Townhouse	Co-ownership

3. CONSIDERATION OR VALUE DATE (ITEMS 1-5 MUST BE COMPLETED)

1. ACTUAL CASH CONSIDERATION

\$ 415,000.00

2. OTHER CONSIDERATION

0

3. TOTAL CONSIDERATION

415,000.00

4. FAIR MARKET VALUE

N/A

5. EXPLANATION OF ABOVE OR LEASE VALUE COMPUTATION

Purchase Price

4. SIGNATURE AND NOTARY

Under the penalties of law, I declare that I have examined this Affidavit, including accompanying statements, and to the best of my knowledge and belief, it is true, complete and correct. I do declare that the above real estate has been reported at true market value.

SIGNATURE OF AFFIANT [Signature]

(SEAL) DATE 10/8/2021

SWORN TO AND SUBSCRIBED

BEFORE ME THIS 8

DAY OF October, 20 21

[Signature]

(NOTARY PUBLIC)

MY COMMISSION EXPIRES 4.10.22

