Type: CONSOLIDATED REAL PROPERTY
Recorded: 6/13/2025 12:46:29 PM
Fee Amt: $2,216.00 Page 1 of 3
Revenue Tax: $2,190.00
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 6500 PG 239 - 241

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.
06-13-2025
Date Deputy Tax Collector

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $2,190.00

Parcel Identifier No. 9628-93-7123

Mail/Box to: Clement Law Firm, 162 Coxe Avenue, Ste 102, Asheville, NC 28801

This instrument was prepared by: Lyman J. Gregory, III, a licensed North Carolina 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

Brief description for the Index: 2 Davenport Place, Asheville, NC 28806

THIS DEED, made this the day of , 2025, by and between:

GRANTOR	GRANTEE
ECO CONCEPTS REALTY, INC., a North Carolina Corporation 46 Orchard Ave., Ste 100 Asheville, NC 28801 For tax information purposes only: All or a portion of the property herein conveyed _____ includes or _X_ does not include the primary residence of a Grantor.	MARION DEAN PATTERSON, IV 2 Davenport Place Asheville, NC 28806

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:

BEING all of Tract B as shown on that plat titled, "Subdivision Survey For Michael Figura & Gregory Podlesny," recorded in Plat Book 248 at Page 114, Buncombe County

Submitted electronically by "Clement Law Firm, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Buncombe County Register of Deeds.

Registry, (the "Plat") reference to which plat is hereby made for a more particular description of such Tract.

TOGETHER WITH AND SUBJECT TO that Declaration of Well Easement recorded in Book 6341 at Page 1549, Buncombe County Registry.

TOGETHER WITH AND SUBJECT TO that Joint Steps Easement recorded in Book 6484 at Page 1568, Buncombe County Registry.

TOGETHER WITH AND SUBJECT TO that Yard Easement recorded in Book 6484 at Page 1568, Buncombe County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book __, Page __.

A map showing the above described property is recorded in Plat Book 248, Page 114.

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:

Easements, restrictions, and rights-of-way of record; utility lines in existence over and under subject property; ad valorem taxes for the year 2025, which shall be prorated at closing, and for subsequent years.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

ECO CONCEPTS REALTY, INC.

By: _____
Michael Figura , President

STATE OF North Carolina , COUNTY OF Buncombe

I, Holly Foster , a Notary Public for said County and State, do hereby certify that Michael Figura personally came before me this day and acknowledged that he/she is President of ECO CONCEPTS REALTY, INC. a corporation, and that he/she, as President being authorized to do so, executed the foregoing on behalf of the corporation. Witness my hand and official seal, this the 12th day of June , 2025.

Date: 6/12/2025 Official Signature of Notary _____
Notary's printed or typed name Holly Foster
My commission expires: 10/30/2027

PLACE NOTARIAL SEAL HERE

HOLLY FOSTER
Notary Public
North Carolina
Buncombe County