Type: CONSOLIDATED REAL PROPERTY
Recorded: 9/11/2026 3:47:35 PM
Fee Amt: $1,320.00 Page 1 of 3
Revenue Tax: $1,294.00
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 6628 PG 1829 - 1831

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.
09-11-2026 Angela Mares
Date Deputy Tax Collector

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $1,294.00

Parcel Identifier No. 9638-14-1711

Mail/Box to: Lyman J. Gregory, III -- Box No. 77

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.

Brief description for the Index: 30 Sand Hill Rd., Asheville, NC 28806

THIS DEED, made this the 11th day of September, 2026, by and between:

GRANTOR	GRANTEE
Jawa Heights, LLC, a North Carolina limited liability company 118 Jedi Way Leicester, NC 28748 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.	1830 Sand Hill, LLC, a North Carolina limited liablity company 38 Breckenridge Pkwy. Asheville, NC 28804

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 Lot 66 of West Asheville Estates as shown on that plat recorded in Plat Book 198, at Page 124 of the Buncombe County, NC Register's Office;

Submitted electronically by "Marshall, Roth & Gregory, PC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Buncombe County Register of Deeds.

reference to which Plat is hereby made for a more particular description of said Property.

AND BEING all that property conveyed to Jawa Heights, LLC, a North Carolina limited liability company as described in that certain deed recorded in Book 6372, at page 273 of the Buncombe County, NC Register's Office.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6372, Page 273.

A map showing the above described property is recorded in Plat Book 198, Page 124.

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 2026, 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.

Jawa Heights, LLC

By: _____(SEAL)
Stephen Peek, Manager

STATE OF North Carolina, COUNTY OF Buncombe

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein, under duly given authority, and in the capacity indicated: Stephen Peek

Date: 9/4/2026 Official Signature of Notary _____
Notary's printed or typed name Lyman J. Gregory, III
My commission expires: Mar. 21, 2028

PLACE NOTARIAL SEAL HERE

LYMAN J. GREGORY, III
NOTARY PUBLIC
BUNCOMBE CO., N.C.