BK: CRP X-43
PG: 30 - 32
RECORDED:
08/20/2025
08:51:54 AM
DEPUTY
BY: CHRISTIE SMITH

NC FEE $26.00
2025004952 NO TAXABLE CONSIDERATION
MACON COUNTY, NC
TODD RABY
REGISTER OF DEEDS

Excise Tax $0.00	Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. 7516-45-5012.00000

Mail after recording **to** Barnwell & Long, PLLC – PO Box 430, Skyland, NC 28776. **No title work performed by preparer.**

This instrument was prepared by Barnwell & Long, PLLC, licensed NC attorneys. Delinquent taxes, if any, to be paid by the clos MACON COUNTY ax collector upon disbursement of closing proceeds. Barnwell & L 08-19-2025 04:38:10 LS s instrument without review or examination of title to the herein de TAX COLLECTOR'S OFFICE nions or representations are being made by Barnwell & Long, PLLC.

Brief Description for the index | Lot 25, Cedar Springs

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this **19th** day of August 2025 by and between

GRANTOR	GRANTEE
Vitalie Cropovnitchi, unmarried	Teplovid LLC, a North Carolina limited liability company
MAPPING MR	
MACON COUNTY 08-19-2025 04:38:14 LS TAX COLLECTOR'S OFFICE	101 Lanier Lane, Apt. B Swannanoa, NC 28778

Enter in appropriate block for each party: name, 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 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 Macon County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO

Submitted electronically by "Barnwell & Long, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Macon County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book R-43, Page 218.

A map showing the above-described property is recorded in Plat Card 13475.

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

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. Easements, restrictions and rights-of-way of record.
2. Ad valorem taxes for the year 2025 and subsequent years.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if a corporation, limited liability company, or partnership, has caused this instrument to be signed in its name by its corporate officer, manager, general partner, or authorized agent, the day and year first above written.

_____ (SEAL)
Vitalie Cropovnitchi

STATE OF North Carolina, COUNTY OF Buncombe

I, the undersigned, a Notary Public of the County and State aforesaid, certify that Vitalie Cropovnitchi personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 19 **day of August 2025.**

NORTH CAROLINA
BRITTANY LONG
Notary Public
Buncombe
County

_____
Notary Public: Brittany Long
My Commission Expires: 3-3-30

EXHIBIT A
PROPERTY DESCRIPTION
VITALIE CROPOVNITCHI

LYING AND BEING in Macon County, North Carolina, and being more particularly described as follows:

BEING all of Lot 25 of Cedar Springs Subdivision, containing 0.85 acres, as depicted on plat recorded at Plat Card #13475 in the Office of the Register of Deeds for Macon County, North Carolina; reference to which Plat is hereby made for a more particular description of said Lot.

Together with and subject to the non-exclusive use of the rights-of-way as depicted on the above-referenced Plat and those for Cedar Springs Subdivision as depicted on plat recorded in Plat Cabinet 1, Slide 207, Page 7 in the Office of the Register of Deeds for Macon County, North Carolina.

AND BEING all of that certain property described in deed recorded in Book R-43 at Page 218 in the Office of the Register of Deeds for Macon County, North Carolina.