



This document presented and filed:
12/02/2021 12:01:03 PM

WLK

WILLIAM LEE KING, Henderson COUNTY, NC
Transfer Tax: \$850.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$850.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: – C. Page Collie-Collie Law Firm-1645 Asheville Hwy, Hendersonville, NC 28791 ←

This instrument was prepared by: C. Page Collie (Deed Preparation Only – No Title Search Performed)

Brief description for the Index: Unit 3, The Reserve at Heron Pond

THIS DEED made this 1st day of December, 2021, by and between

GRANTOR

GRANTEE

**CCSV1, LLC, a North Carolina
Limited Liability Company**

VICKI W. FOSTER, unmarried

**Address: 61 Cummings Battle Trail
Hendersonville, NC 28739**

**Address: PO Box 266
Horse Shoe, NC 28742-8615**

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 Crab Creek Township, Henderson County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

The property being transferred by this Deed does not include the primary residence of the Grantors.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3228, at Page 342, Henderson County, North Carolina Register of Deeds Office.

A map showing the above described property is recorded in Plat Slide 13789, Henderson County, North Carolina Register of Deeds Office.

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.

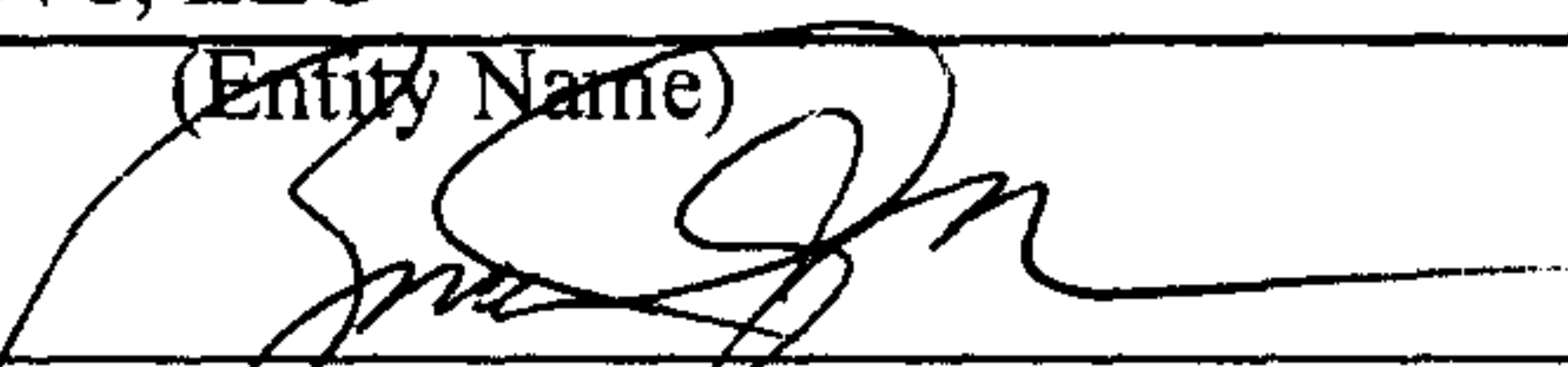
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Henderson County ad valorem taxes for 2021, and subsequent years, which are a lien, are now due and payable, easements, rights of way and restrictions of record.

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

CCSV1, LLC

(Entity Name)

By: 

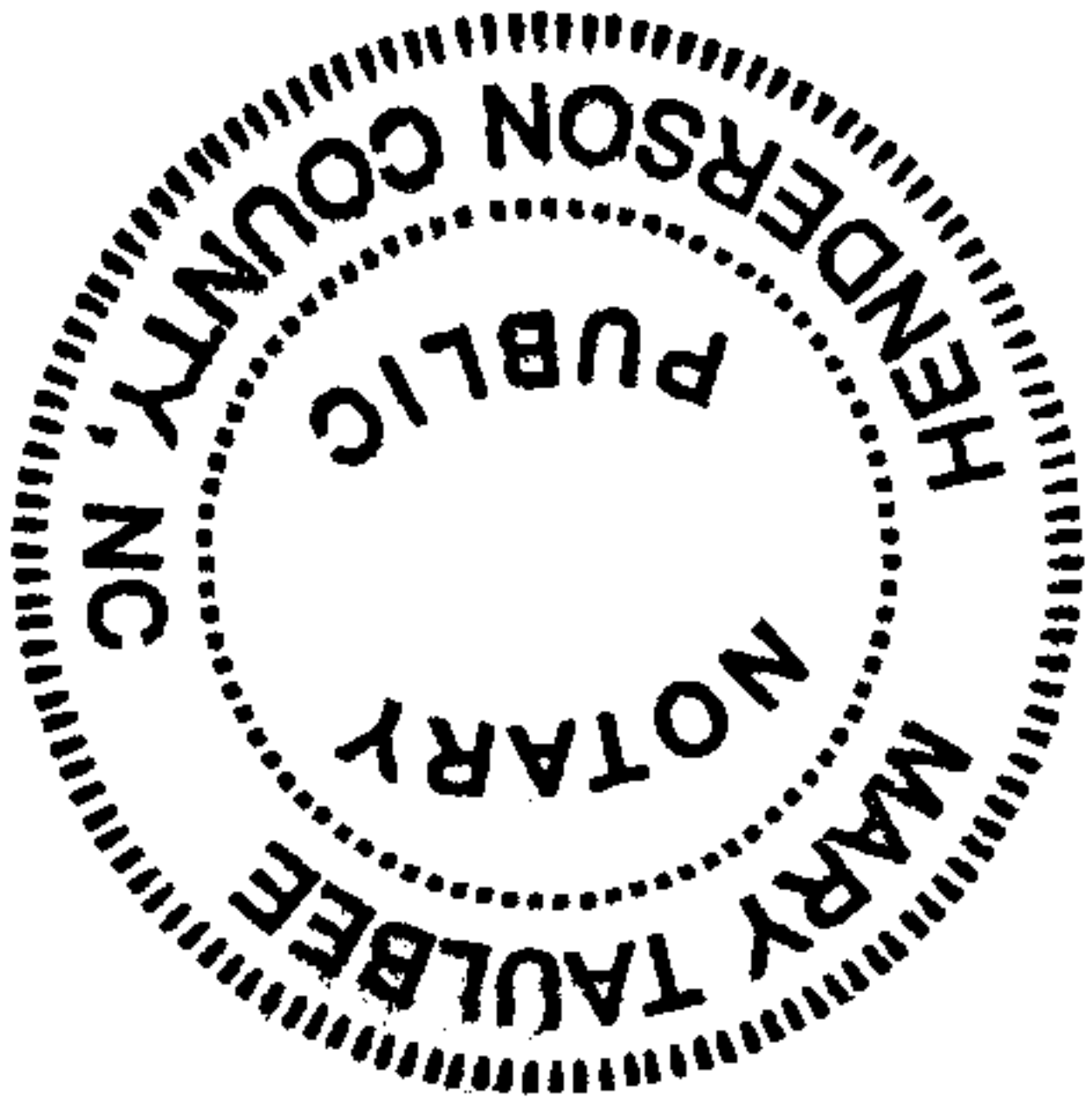
BAIRD A. BLAKE

Title: Member/Manager

(SEAL)

(SEAL)

SEAL-STAMP



State of North Carolina - County of Henderson

I, Mary Taulbee, the undersigned Notary Public of the County and State aforesaid, certify that BAIRD A. BLAKE personally came before me this day and acknowledged that he is the Member/Manager of CCSV1, LLC, a North Carolina limited liability company, 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 15th day of December, 2021.

My Commission Expires: 6-23-2026

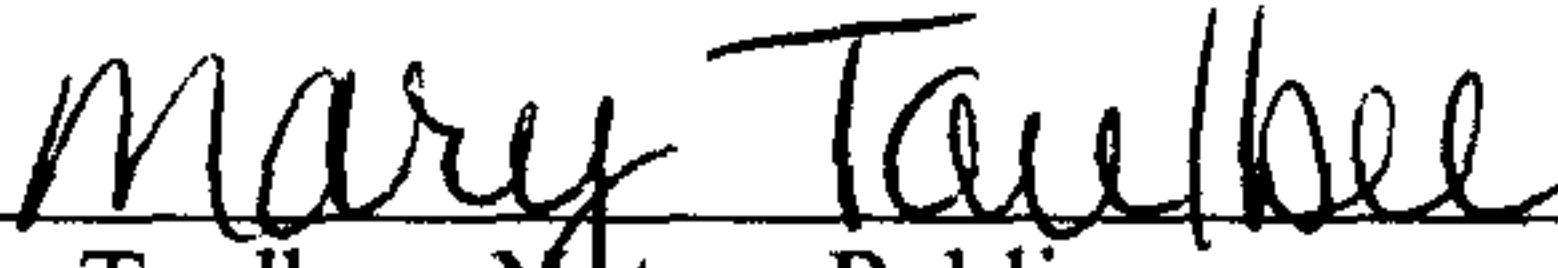

Mary Taulbee, Notary Public

EXHIBIT A

**LYING AND BEING IN CRAB CREEK TOWNSHIP,
HENDERSON COUNTY, NORTH CAROLINA**

BEING all of Unit 3, that certain 0.04 acre tract, more or less, as shown on survey entitled “Final Plat For Unit 3 and 4 of The Reserve at Heron Pond” prepared by Associated Land Surveyors, dated November 23, 2021, and being Job No. S-21-892, said plat being recorded at Plat Book 2021, at Page 13789 in the office of the Henderson County, North Carolina, Register of Deeds, reference to which is hereby made for a more complete description.

TOGETHER WITH and SUBJECT TO easements, rights of way and all other such matters as shown on the above-referenced plat and further of record in the Henderson County Registry.

TOGETHER WITH and SUBJECT TO the benefits and burdens of those restrictive covenants as recorded in Deed Book 658 at Page 44; Deed Book 723 at Page 767; Deed Book 1036 at Page 499; Deed Book 1223 at Page 79; Deed Book 1373 at Page 199; Deed Book 1395 at Page 171; Deed Book 1490 at Page 197 (Replaces all previous); Deed Book 1502 at Page 366; Deed Book 1547 at Page 15; Deed Book 1612 at Page 677; Deed Book 3017 at Page 160; Deed Book 3257 at Page 95; Deed Book 3361 at Page 629; Deed Book 3380 at Page 598, Henderson County Registry.

AND BEING a portion of the same property conveyed to CCSV1, LLC by Deed recorded on July 27, 2018 in Deed Book 3228, at Page 342 in the Henderson County Registry.