

Type: CONSOLIDATED REAL PROPERTY
Recorded: 4/21/2023 1:57:10 PM
Fee Amt: \$286.00 Page 1 of 6
Revenue Tax: \$260.00
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 6312 PG 1683 - 1688

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.

04-21-2023
Date


Deputy Tax Collector

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$260.00

Parcel Identifier No. 9746-80-7265-00000 portion Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Goosmann Rose Colvard & Cramer, PA, 77 Central Avenue, Suite H, Asheville, NC 28801, Box # 81

This instrument was prepared by: Goosmann Rose Colvard & Cramer, P.A., 77 Central Ave, Suite H, Asheville, NC 28801 Box # 81 (23-0768JRRmh)

Brief description for the Index: 99999 Badger Trail

THIS DEED made this 20th day of April, 2023, by and between

GRANTOR	GRANTEE
Timothy Edward Haynes and Jan W. Haynes, married to each other and Warren Dale Haynes and Stephanie Scamardo Haynes, married to each other and Brian Douglas Haynes and Susan B. Haynes, married to each other 36 Badger Trail Weaverville, NC 28787	Andrew Bryce Hedrick, an unmarried person, and Sarah Ashley Case, an unmarried person, as joint tenants with the right of survivorship 1835 Oregon Avenue NE St. Petersburg, FL 33707

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, parcel of land or condominium unit situated in the City of Weaverville, _____ Township, Buncombe County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference. This instrument was prepared by John R. Rose, 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.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5498 at page 1932.

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

Submitted electronically by "Goosmann Rose Colvard & Cramer, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Buncombe County Register of Deeds.

A map showing the above described property is recorded in Plat Book 231 at page 28.

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: Those matters set forth in the description for the property; easements and rights of way of record or in place; restrictive covenants of record; the use provisions of any governmental ordinance affecting the property and taxes for the current year.

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

(SEAL)
Print/Type Name & Title: Brian Douglas Haynes

Timothy Edward Haynes
(SEAL)
Print/Type Name: Timothy Edward Haynes

(SEAL)
Print/Type Name & Title: Susan B. Haynes

Jan W. Haynes
(SEAL)
Print/Type Name: Jan W. Haynes

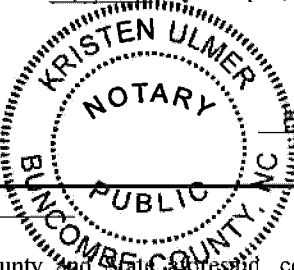
(SEAL)
Print/Type Name: Warren Dale Haynes

(SEAL)
Print/Type Name: Stephanie Scamardo Haynes

State of North Carolina – County of Buncombe

I, the undersigned Notary Public of the County and State aforesaid, certify that Timothy Edward Haynes and Jan W. Haynes personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 19 day of April, 2023.

My Commission Expires: 08-25-2027



Kristen Ulmer
Notary Public

State of North Carolina – County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that Brian Douglas Haynes and Susan B. Haynes personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of April, 2023.

My Commission Expires: _____

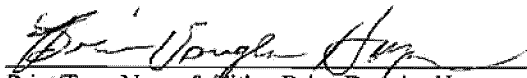
Notary Public

A map showing the above described property is recorded in Plat Book 231 at page 28.

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: Those matters set forth in the description for the property; easements and rights of way of record or in place; restrictive covenants of record; the use provisions of any governmental ordinance affecting the property and taxes for the current year.

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


Print/Type Name & Title: Brian Douglas Haynes

(SEAL)


Print/Type Name: Timothy Edward Haynes

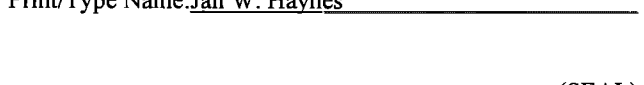
(SEAL)


Print/Type Name & Title: Susan B. Haynes

(SEAL)


Print/Type Name: Jan W. Haynes

(SEAL)


Print/Type Name: Warren Dale Haynes

(SEAL)


Print/Type Name: Stephanie Scamardo Haynes

(SEAL)

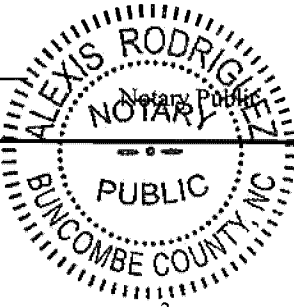
State of North Carolina – County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that Timothy Edward Haynes and Jan W. Haynes personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of April, 2023.

My Commission Expires: _____
Notary Public

State of North Carolina – County of Buncombe

I, the undersigned Notary Public of the County and State aforesaid, certify that Brian Douglas Haynes and Susan B. Haynes personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 18 day of April, 2023.

My Commission Expires: 6/17/2026


A map showing the above described property is recorded in Plat Book 231 at page 28.

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: Those matters set forth in the description for the property; easements and rights of way of record or in place; restrictive covenants of record; the use provisions of any governmental ordinance affecting the property and taxes for the current year.

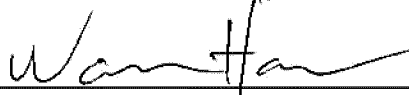
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

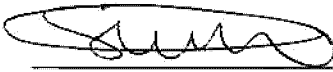
_____(SEAL)
Print/Type Name & Title: Brian Douglas Haynes

_____(SEAL)
Print/Type Name: Timothy Edward Haynes

_____(SEAL)
Print/Type Name & Title: Susan B. Haynes

_____(SEAL)
Print/Type Name: Jan W. Haynes


_____(SEAL)
Print/Type Name: Warren Dale Haynes


_____(SEAL)
Print/Type Name: Stephanie Scamardo Haynes

State of North Carolina – County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that Timothy Edward Haynes and Jan W. Haynes personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of April, 2023.

My Commission Expires: _____

Notary Public

State of North Carolina – County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that Brian Douglas Haynes and Susan B. Haynes personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of April, 2023.

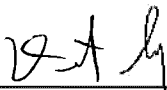
My Commission Expires: _____

Notary Public

State of New York – County of Westchester

I, the undersigned Notary Public of the County and State aforesaid, certify that Warren Dale Haynes and Stephanie Scamardo Haynes personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 18th day of April, 2023.

My Commission Expires: 02/28/2027



Notary Public

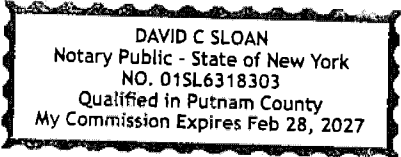


EXHIBIT "A"

Being all of **Lot 2**, containing **4.19 acres**, more or less, as shown on that plat recorded in **Plat Book 231, at Page 28** of the Buncombe County, NC Register's Office; reference to which Plat is hereby made for a more particular description of said Property.

The above-described Property is conveyed subject to that right of way for access and utilities as more particularly described in that deed recorded in Record Book 5498, at Page 1932 of the Buncombe County, NC Register's Office.

Restrictive Covenants

The Grantor and Grantee do hereby covenant and agree that the above-described Property is conveyed subject to the following Restrictive Covenants:

- 1. The Property shall be used solely for one (1) single family residential dwelling only and one (1) accessory dwelling unit. The accessory dwelling unit shall not exceed 1,000 square feet in size.
- 2. The Property shall only be used for residential purposes and no commercial use of any kind shall be permitted on the Property. The renting of the Property to third party families; either short term rentals or longer term rentals, shall not be construed to be a commercial use and such rental shall be deemed to be a single family residential use.
- 3. No mobile home, manufactured home or structures of similar construction shall be placed on or permitted to remain on the above-described Property.
- 4. These restrictive covenants shall be deemed to be binding upon the parties hereto and upon their heirs, successors and assigns and shall be deemed to burden the title to the said Lot 2 and inure to the benefit of the title to the Grantor's adjoining Lot 1 and shall run with the title to the said Lot 1 and Lot 2 for a term of twenty (20) years beginning on the date this Deed is recorded in the Office of the Register of Deeds of Buncombe County, North Carolina. At the end of such twenty (20) year period, these restrictive covenants shall automatically be extended for successive periods of ten (10) additional years each.

SKSH
WH