

PENDING REVIEW FOR TAX LISTING



2018003222

HAYWOOD CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT X
\$190.00

PRESENTED & RECORDED
04-17-2018 10:46:14 AM
SHERRI C. ROGERS
REGISTER OF DEEDS
BY TARA E REINHOLD
DEPUTY

BK: RB 949
PG: 1982-1984

DATE 4/17/18 BY KH

HAYWOOD COUNTY TAX CERTIFICATION

There are no delinquent taxes due that are a lien
against parcel number(s) 8604940656

Mike Matthews, Haywood County Tax Collector

Date: 4-17-18 By: cel

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$190.00

Parcel Identifier No. 8604-94-0656 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: James W. Kirkpatrick, III, PA, 37 Branner Avenue, Waynesville, NC 28786

This instrument was prepared by: James W. Kirkpatrick, III, PA, 37 Branner Avenue, Waynesville, NC 28786

Brief description for the Index: _____

THIS DEED made this 16th day of April, 2018, by and between

GRANTOR

Neal K. Ross and wife,
Kimberly Ann Arter Ross
955 Allens Creek Road
Waynesville, NC 28786

GRANTEE

Browning Branch, LLC, North
Carolina Limited Liability Co.
4365 Arnold Avenue
Naples, FL 34104

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 Waynesville, _____ Township, Haywood County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 481 page 2103.

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

A map showing the above described property is recorded in Plat Book C page 7790.

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:

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

By: _____ (Entity Name) Neal K Ross (SEAL)
 Print/Type Name: Neal K. Ross

By: _____ Kimberly Ann Arter Ross (SEAL)
 Print/Type Name & Title: _____
 Print/Type Name: Kimberly Ann Arter Ross

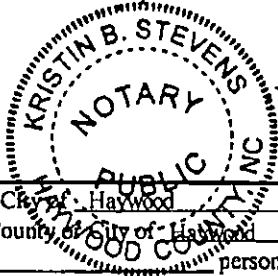
By: _____ (SEAL)
 Print/Type Name & Title: _____
 Print/Type Name: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____
 Print/Type Name: _____

State of North Carolina - County or City of Haywood

I, the undersigned Notary Public of the County or City of Haywood and State aforesaid, certify that Neal K. Ross and wife, Kimberly Ann Arter Ross 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 16th day of April, 2018.

My Commission Expires: 1/5/20
(Affix Seal)



Kristin B. Stevens
Notary's Printed or Typed Name

State of North Carolina - County or City of Haywood

I, the undersigned Notary Public of the County or City of Haywood and State aforesaid, certify that _____ 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 16th day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), 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 _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

EXHIBIT "A"

BEING Tract No. 2, containing 7.038 acres, as per survey and plat entitled "Plat Prepared For Neal K. Ross", by Mountain Heritage Land Surveying, PLLC, dated July 11, 2017, Drawing No. 2018-176-000-A, recorded in Plat Cabinet C, Slot 7959, Haywood County Registry.

TOGETHER WITH, INCLUDING and SUBJECT TO that "Right of Way Area" as shown on Tract 1 of the above referenced plat of survey for rights of ingress, egress, regress and utilities for Tract 2 out to the state maintained road (NCSR 1147). Said Right of Way Area to be utilized for access and construction of a road and bridge along with necessary utilities to serve Tract 2. The Grantees, its successors and assigns shall be responsible for the construction and maintenance of said road, bridge and utilities unless turned over to a responsible governing entity.

BEING a portion of that property conveyed in a deed dated September 11, 2000, from Faye Maxine Buchanan Ross, a/k/a Fay Maxine Buchanan Ross and husband, James Dewey Ross to Neal K. Ross, recorded in Book 481, Page 2103, Haywood County Registry.



2018009351

HAYWOOD CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$140.00

PRESENTED & RECORDED:
10-16-2018 04:48:28 PM

SHERRI C. ROGERS
REGISTER OF DEEDS
BY: STACY C. MOORE
ASSISTANT

BK: RB 961
PG: 1306-1308

REVIEW FOR TAX LISTING

10/16/18 BY NLS

HAYWOOD COUNTY TAX CERTIFICATION

There are no delinquent taxes due that are a lien
against parcel number(s) 8604-84-6731

Mike Matthews, Haywood County Tax Collector

Date: 10/16/18 By: SM

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 140.00

Parcel Identifier No. 8604-84-6731 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: James W. Kirkpatrick, III, PA, 37 Branner Avenue, Waynesville, NC 28786

This instrument was prepared by: James W. Kirkpatrick, III, PA, 37 Branner Avenue, Waynesville, NC 28786

Brief description for the Index: _____

THIS DEED made this 16th day of October, 2018, by and between

GRANTOR

Neal K Ross and wife,
Kimberly Ann Arter Ross
955 Allens Creek Road
Waynesville, NC 28785

GRANTEE

CF and D, LLC a North Carolina Limited
Liability Company
4365 Arnold Avenue
Naples, FL 34104

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 _____, Waynesville Township, Haywood County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 481 page 2103.
All or a portion of the property herein conveyed X includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book C page 7790.

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:

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

 (Entity Name) Neal K Ross (SEAL)
 Print/Type Name: Neal K Ross

By: _____
Kimberly Ann Arter Ross (SEAL)
 Print/Type Name & Title: Kimberly Ann Arter Ross

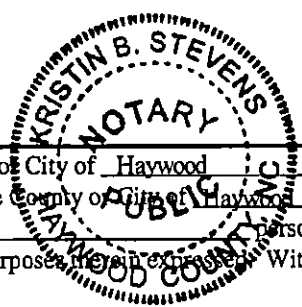
By: _____ (SEAL)
 Print/Type Name & Title: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____

State of North Carolina - County or City of Haywood
 I, the undersigned Notary Public of the County or City of Haywood and State aforesaid, certify that Neal K Ross and wife, Kimberly Ann Arter Ross 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 16th day of October, 2018.

My Commission Expires: 1/5/20
 (Affix Seal)

Kristin B. Stevens Notary Public
 Notary's Printed or Typed Name



State of North Carolina - County or City of Haywood
 I, the undersigned Notary Public of the County or City of Haywood and State aforesaid, certify that _____ 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 16th day of _____, 20 .

My Commission Expires: _____
 (Affix Seal)

 Notary Public
 Notary's Printed or Typed Name

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), 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 _____ day of _____, 20 .

My Commission Expires: _____
 (Affix Seal)

 Notary Public
 Notary's Printed or Typed Name

EXHIBIT "A"

BEING Tract No. 1, containing 0.800 acres, as per survey and plat entitled "Plat Prepared For Neal K. Ross", by Mountain Heritage Land Surveying, PLLC, dated July 11, 2017, Drawing No. 2018-176-000-A, recorded in Plat Cabinet C, Slot 7959, Haywood County Registry. .

TOGETHER WITH, INCLUDING and SUBJECT TO that "Right of Way Area" as shown on Tract 1 of the above referenced plat of survey for rights of ingress, egress and regress for Tract 2 out to the state maintained road (NCSR 1147).

BEING a portion of that property conveyed in a deed dated September 11, 2000, from Faye Maxine Buchanan Ross, a/k/a Fay Maxine Buchanan Ross and husband, James Dewey Ross to Neal K. Ross, recorded in Book 481, Page 2103, Haywood County Registry.

18-777-CFAD

DATE 2019-12-12 BY SI

2019011573

HAYWOOD COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$552.00

PRESENTED & RECORDED
12/12/2019 10:42:45 AM

SHERRI C. ROGERS
REGISTER OF DEEDS
BY: STACY C. MOORE
ASSISTANT

BK: RB 987
PG: 986 - 988

HAYWOOD COUNTY TAX CERTIFICATION

Gregory W. West, Haywood County Tax Collector

Date: 2019-12-12 By: KHill

There are no delinquent taxes due that are a lien against parcel(s)

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 552.00

Parcel Identifier No. 8604-84-6792 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: Worley & Peltz, PLLC, 42 Orchard Street, Asheville, NC 28801

This instrument was prepared by: James W. Kirkpatrick, III, 37 Branner Avenue, Waynesville, NC 28786

Brief description for the Index: _____

THIS DEED made this 10 day of December, 2019, by and between

GRANTOR
CF and D, LLC, a North Carolina
Limited Liability Company
4365 Arnold Avenue
Napless, FL 34104

GRANTEE
Juan Miguel Segura and
Diana Trujillo, married to each other
38 Katka Loop:
Waynesville, NC 28786

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 _____, _____ Waynesville _____ Township, _____ Haywood _____ County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference

The property hereinabove described was acquired by Grantor by instrument recorded in Book 961 page 1306.
All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ page _____.

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:

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

_____ CF and D, LLC (SEAL)
 _____ (Entity Name) Print/Type Name: _____
 By: _____
 _____ (SEAL)
 Print/Type Name & Title: Marek Hevier Member/Manager Print/Type Name: _____
 By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____
 By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ 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 _____, 20____.

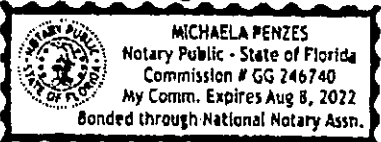
My Commission Expires: _____ Notary Public
 (Affix Seal) _____ Notary's Printed or Typed Name

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ 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 _____, 20____.

My Commission Expires: _____ Notary Public
 (Affix Seal) _____ Notary's Printed or Typed Name

State of North Carolina - County or City of Haywood
 I, the undersigned Notary Public of the County or City of Haywood and State aforesaid, certify that Marek Hevier personally came before me this day and acknowledged that he is the Member/Manager of CF and D, LLC, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), 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 10th day of December, 2019.

My Commission Expires: August 8, 2022 Notary Public
 (Affix Seal) MICHAELA PENZES Notary's Printed or Typed Name



[Handwritten Signature]

Exhibit "A"

BEING Lot 2 containing 0.408 acre as show on a survey prepared for CF and D, LLC dated March 4, 2019 by Mountain Heritage, PLLC recorded in Plat Cabinet D, Slot 80, Haywood County Registry.

SUBJECT TO, TOGETHER WITH and INCLUDING, that 20' Asphalt Right of Way and that 12' Gravel Drive as show on the above referenced survey.

BEING a portion of the property conveyed to CF and D, LLC by Warranty Deed dated October 16, 2018 recorded in Book 961, Page 1306, Haywood County Registry.

19-971-CFAD

DATE 2020-07-16 BY HW

HAYWOOD COUNTY TAX CERTIFICATION

xy W. West, Haywood County Tax Collector

2020-07-16 By: CINDY

There are no delinquent taxes due that are a lien against parcel(s)

2020006616

HAYWOOD COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$450.00

PRESENTED & RECORDED

07/16/2020 12:22:58 PM

SHERRI C. ROGERS

REGISTER OF DEEDS

BY: HAVEN MUSE

DEPUTY

BK: RB 1002

PG: 463 - 465

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 450.00

Parcel Identifier No. 8604-84-5770 Verified by _____ County on the _____ day of _____, 20____

By: _____


Mail/Box to: Goosman Rose Colvard & Cramer, PA, 77 Central Avenue, Asheville, NC 28801

This instrument was prepared by: James W. Kirkpatrick, III, PA, 37 Branner Avenue, Waynesville, NC 28786

Brief description for the Index: _____

THIS DEED made this 15th day of July, 2020, by and between

GRANTOR	GRANTEE
CF and D, LLC, a North Carolina Limited Liability Company 4365 Arnold Avenue Naples, FL 34104	Susan B. Howell 26 Katka Loop Waynesville, NC 28786

GRANTEE
Susan B. Howell 26 Katka Loop Waynesville, NC 28786


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 Waynesville, Waynesville Township, Haywood County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

TITLE NOT CHECKED BY PREPARER

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 Haywood County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____ All or a portion of the property herein conveyed _____ includes or does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ page _____ 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:

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

By: [Signature] (Print Name)
EF and D, LLC
Print/Type Name & Title: Member/Manager
By: _____
Print/Type Name & Title: _____
By: _____
Print/Type Name & Title: _____
By: _____
Print/Type Name & Title: _____
By: _____
Print/Type Name & Title: _____

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that 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 _____, 20____.

My Commission Expires: _____ (Affix Seal)
Notary Public _____
Notary's Printed or Typed Name _____

State of Florida - County or City of Cowley
I, the undersigned Notary Public of the County or City of Cowley and State aforesaid, certify that personally appeared before me this day and acknowledged that _____ of CF and D, LLC a North Carolina or _____ corporation/limited liability company/general partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in his name on his behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of July, 2020.

My Commission Expires: Aug 8, 2022 (Affix Seal)
Notary Public _____
Notary's Printed or Typed Name MICHAELA PENZES

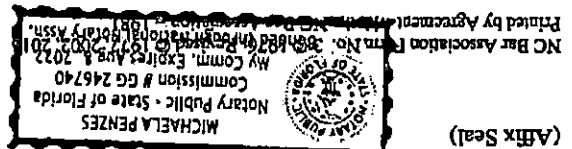


Exhibit A

Being all of that Lot 1, containing 0.392 acres, more or less, as shown on that plat recorded in Plat Cabinet D, at Slot 456 of the Haywood County, NC Register's Office; reference to which Plat is hereby made for a more particular description of said Property.

Together with, including and subject to that "Right of Way Area" as shown on Tract 1 of that plat recorded in Plat Cabinet C, at Slot 7959, and together with, including and subject to that 20' Asphalt Right of Way and that 12' Gravel Drive as shown on those plat recorded in Plat Cabinet D, at Slot 80 and in Plat Cabinet D, at Slot 456 of the Haywood County, NC Register's Office.

The above-described Property being a portion of that property conveyed in that deed recorded in Record Book 961, at Page 1308 of the Haywood County, NC Register's Office.

