

2022006266

MCDOWELL COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT
\$285.00

PRESENTED & RECORDED

10/25/2022 03:34:09 PM

LYDIA TILLEY EFFLER

REGISTER OF DEEDS

BY: LYNNE BYRD

DEPUTY REGISTER OF DEEDS

BK: CRP 1417

PG: 362 - 364

Excise Tax \$285.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 0637-00-79-4339

Mail after recording to **Staton Law, 640 N. Main Street, Hendersonville, NC 28792**

This instrument was prepared by **Barrett W. McFatter**, a licensed North Carolina attorney. Delinquent taxes, if any, are to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. This deed was prepared at the request of the Grantor based upon information provided by the Grantor and without title examination, survey, or verification of property description.

**NORTH CAROLINA
GENERAL WARRANTY DEED**

THIS DEED made this 19th day of October, 2022, by and between

GRANTOR

**Creston Development LLC, a North Carolina Limited Liability Company
241 Three Creeks Road
Lake Lure, NC 28746**

GRANTEE

**Matthew Orton and spouse, Lourdes Orton
68 Houston Street
Asheville, NC 28801**

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 the city of _____, Crooked Creek Township, McDowell County, North Carolina, and more particularly described as follows:

SEE ATTACHED DESCRIPTION

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

submitted electronically by "Staton Law P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the McDowell County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument in Book 1036, Page 135

A map showing the above described property is recorded in Plat Book 37, Page 21.

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 whomever except for the exceptions hereinafter stated.

Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any, ad valorem taxes for the current year and subsequent years.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

Creston Development LLC, a North Carolina Limited Liability Company

John T. Nelson (SEAL)
BY: John T. Nelson, Manager

STATE OF NORTH CAROLINA

COUNTY OF BUNCOMBE

Personally appeared before me this day the said John T. Nelson, known to me personally or who produced satisfactory evidence of his or her identity in the form of a driver's license, and acknowledged that he is the Manager of Creston Development LLC, a North Carolina limited liability company, and that by authority duly given and as the act of the company, he signed the foregoing instrument in its name and its behalf as its act and deed.

WITNESS my hand and Notarial stamp or seal, this the 19 day of October, 2022.

Cynthia Haney
NOTARY PUBLIC

My Commission Expires:

8-3-2024

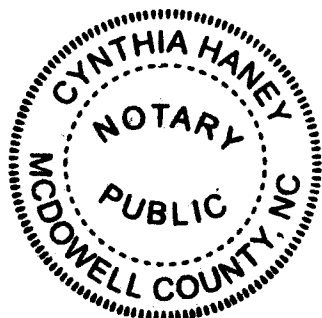


Exhibit A

Description of property for transfer from Creston Development LLC, a North Carolina Limited Liability Company to Matthew Orton and spouse Lourdes Orton

BEING a parcel containing 11.256 acres and identified as Tract T-100, as shown on a Plat recorded in Map Book 37, Page 21, McDowell Cuntly Registry; reference to said plat being more for a more particular description, and further identified as Tax PIN #0637-00-79-4339

SUBJECT TO all restrictions, easements and rights of way of record.

BEING ALSO a portion of the property as described in Deed Book 1036 at Page 135, McDowell County Registry.