



# Town of Mars Hill

## MAYOR AND BOARD OF ALDERMEN

**John L. Chandler**  
*Mayor*  
**Nicholas A. Honeycutt**  
*Vice-Mayor*  
**Robert W. Zink**  
*Treasurer*  
**Stuart L. Jolley**  
*Clerk*  
**Larry H. Davis**  
*Secretary*

### MINUTES SPECIAL MEETING Mars Hill Town Hall – Conference Room April 19, 2021 at 9:00 a.m.

The Town of Mars Hill Mayor and Board of Aldermen met in special session on Monday, April 19, 2021 at 9:00 a.m. in the Mars Hill Town Hall, upon notice duly given by posting and publication.

**MEMBERS PRESENT:** Mayor John Chandler; Aldermen Larry Davis and Robert W. (Bob) Zink. Aldermen Nicholas Honeycutt Stuart Jolley were unable to attend.

**STAFF PRESENT:** Nathan R. Bennett, Town Manager

#### Call to Order

The meeting was called to order by Mayor John Chandler. Mayor Chandler welcomed those in attendance.

#### Approval of the Agenda

Mayor Chandler asked the Board to review the proposed agenda for approval. Upon review of the agenda, Mayor Chandler called for a motion. **Alderman Bob Zink made a motion the agenda be approved as presented.** Alderman Larry Davis seconded the motion. Upon a call for a vote on the motion by the Mayor, the agenda was approved unanimously. (Attachment A)

#### Request for Voluntary Annexation – 171 High Meadow Road AND 290 Cove Trail

Mr. Bennett provided a report on the investigation into the petition for voluntary annexation of real property located at 171 High Meadow Road and 290 Cove Trail, Mars Hill, N.C., as requested by the property owner, Darren Arrowood, DBA Darren's Business, LLC. Staff has completed the investigation and determined this property meets the criteria for contiguous annexation. The Clerk has provided the Certificate of Sufficiency. Mr. Bennett advised the Board that sewer service is not feasible to this location and that the property owner has acknowledged that fact and has already installed a private on-site septic system pursuant to the requirements of the Madison County Health Department. Further, the property owner has acknowledged that he must provide the Town with an executed easement agreement for the installation of the waterline extension from the adjacent property owner to the subject annexation property. Pursuant to previous Board direction given on April 5, 2021, the public hearing notice for this voluntary annexation petition was published as required by law in the Madison News Record & Sentinel on April 7 and April 14, 2021. The next step is to hold the public hearing on the request for annexation.

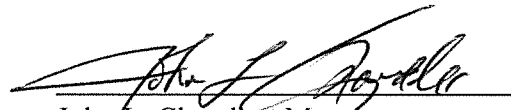
**PUBLIC HEARING** – Mayor Chandler then convened the public hearing to hear comments from the general public concerning the request for voluntary annexation of 171 High Meadow Road AND 290 Cove Trail pursuant to notice duly published to the public. There being no comments from the public, Mayor Chandler closed the public hearing.

**ORDINANCE** – Upon completing discussion of the matter, Mayor Chandler called for a motion. Alderman Davis made a motion to approve *“An Ordinance to Extend the Corporate Limits of the Town of Mars Hill”* pursuant to the petition for voluntary annexation of 171 High Meadow Road and 290 Cove Trail by the property owner of record, Darren Arrowood, DBA as Darren’s Business, LLC, as more fully set forth in the petition application, AND that said approval is subject to the petitioner property owner providing the Town of Mars Hill an easement for waterline installation and maintenance from the adjacent property to the subject annexation property AND provide an acknowledgment to the Town that sewer service is not feasible or accessible to these properties and shall disclose said fact to any subsequent owner. Alderman Zink seconded the motion. Upon a call for a vote by the Mayor, the motion was approved unanimously. (Attachment B)

**Adjourn**

There being no further business before the Board, Mayor Chandler called for a motion to adjourn. Alderman Zink made a motion to adjourn. Alderman Davis seconded the motion. Upon a call for a vote on the motion by the Mayor, the motion to adjourn was unanimously approved.

Approved and authenticated this the 3<sup>rd</sup> day of May, 2021.

  
John L. Chandler, Mayor

ATTEST:



Nathan R. Bennett,  
Town Manager



ATTACHMENT A



# Town of Mars Hill

MAYOR AND BOARD OF ALDERMEN

John L. Chandler  
*Mayor*  
Nicholas A. Honeycutt  
*Vice-Mayor*  
Robert W. Zink  
*Treasurer*  
Stuart L. Jolley  
*Clerk*  
Larry H. Davis  
*Secretary*

## AGENDA

### *SPECIAL MEETING*

*Mars Hill Town Hall Conference Room*

*April 19, 2021 at 9:00 a.m.*

1. Call to Order – *Mayor John L. Chandler*
2. Approval of Agenda
3. Request for Voluntary Annexation – Darren Arrowood (DBA Darren’s Business, LLC)  
171 High Meadow Road AND 290 Cove Trail, Mars Hill, NC
  - a. **PUBLIC HEARING**
  - b. **ORDINANCE** – An Ordinance to Extend the Corporate Limits of the Town of Mars Hill, North Carolina
4. Adjourn

**Mars Hill Town Hall**

280 North Main Street • P.O. Box 368

Mars Hill, North Carolina 28754

Phone: (828) 689-2301 • Fax: (828) 689-3333



Notice of Special Meeting of the  
Town of Mars Hill  
Mayor and Board of Aldermen  
Scheduled for 19 April 2021

PLEASE TAKE NOTICE that the Mars Hill Mayor and Board of Aldermen shall, pursuant to NC Gen. Stat. 160A-71 and NC Gen. Stat. 143-318.12(b)(2), hold a special meeting at the following designated place and time:

Date of Meeting: Monday, 19 April 2021

Time of Meeting: 9:00 a.m.

Place of Meeting: Mars Hill Town Hall  
Large Conference Room  
280 North Main Street  
Mars Hill, North Carolina

Purpose of Meeting: Conduct Public Hearing on the question of a voluntary annexation petition filed by Darren Arrowood (DBA Darren's Business, LLC) for 171 High Meadow AND 290 Cove Trail pursuant to notice duly given. Review and take action as may be appropriate to authorize such annexation and for other purposes.

This the 13th day of April 2021.

\_\_\_\_\_  
/s/  
John L. Chandler, Mayor

Posted as required by NC Gen. Stat. 153A-40(b) and NC Gen. Stat. 143-318.12(b)(2) on this 13th day of April, 2021 at 11:00 o'clock     a.m.

  
\_\_\_\_\_  
Nathan R. Bennett, Town Manager



# Town of Mars Hill

## CERTIFICATE OF SUFFICIENCY

To the Board of Aldermen of the Town of Mars Hill, North Carolina:

I, Stuart L. Jolley, Town Clerk for the Town of Mars Hill, do hereby certify that I have investigated the petition of annexation attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with N.C.G.S. 160A-31, as amended.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Mars Hill, this the 19<sup>th</sup> day of April, 2021.

  
\_\_\_\_\_  
Town Clerk

(SEAL)



### Town of Mars Hill

280 North Main Street • P.O. Box 368  
Mars Hill, North Carolina 28754  
Phone: (828) 689-2301 • Fax: (828) 689-3333  
[www.townofmarshill.org](http://www.townofmarshill.org)



# Town of Mars Hill

## PETITION REQUESTING A CONTIGUOUS ANNEXATION

DATE: 3/31/21

TO: Board of Aldermen, Town of Mars Hill

1. We, the undersigned owners of real property, respectfully request that the area described in Paragraph 2 below be annexed to the Town of Mars Hill.
2. The area to be annexed is contiguous to the Town of Mars Hill and the boundaries of such territory are as follows:  
(Insert Legal Metes and Bounds Description of Boundaries or attach Deed)
3. A map, and/or survey plat is attached showing the area proposed for annexation in relation to the primary corporate limits of the Town.

<u>PRINTED NAME</u>	<u>SIGNATURE</u>	<u>ADDRESS</u>
1. Darren Arrowood	<i>[Signature]</i>	171 High meadow Mars Hill NC 28754
2. Darren Arrowood	<i>[Signature]</i>	290 Cove-trail Mars Hill NC 28754
3.		
4.		
5.		

This Document eRecorded:  
Fee: \$26.00 DocType: DEED  
Madison County, North Carolina  
Susan Rector, Register of Deeds

10/28/2019 03:48:19 PM  
Tax: \$210.00

This certifies that there are no delinquent ad valorem taxes, or other taxes which the Madison County Tax Collector is charged with collecting, that are a lien on:

Parcel Identification Number 9747-97-0893

This is not a certification that this Madison County Parcel Identification Number matches this deed description.

Lori Ray  
Tax Collection Staff Signature

10/28/2019  
Date

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 210.00

Parcel Identifier No. 9747-97-0893-00000 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: Law Offices of Richard J. Maita, P.A., 35 A Montford Avenue, Asheville, NC 28801

This instrument was prepared by: Law Offices of Richard J. Maita, P.A., 35 A Montford Avenue, Asheville, NC 28801

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 28th day of October, 2019, by and between

**GRANTOR**

True Vista, LLC  
a North Carolina limited liability company  
Post Office Box 848  
Mars Hill, NC 28754

**GRANTEE**

Darren's Business, LLC  
a North Carolina limited liability company  
3859 Bull Creek Road  
Marshall, NC 28753

*DA*

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 \_\_\_\_\_, \_\_\_\_\_ Township, \_\_\_\_\_ Madison \_\_\_\_\_ County, North Carolina and more particularly described as follows:

See "Attachment" attached hereto and incorporated herein by reference. This instrument was prepared by Richard J. Maita, a North Carolina licensed attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county/town tax collector upon disbursement of closing proceeds.

Submitted electronically by "Law Offices of Richard J. Maita"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Madison County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 383 page 722. 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   4   page   855  .

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:

Easements, restrictions, rights of way of record and utility lines readily apparent and in existence over or under the subject property. Ad Valorem taxes for the current year.

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

True Vista, LLC, a North Carolina LLC  
(Entity Name)

By: *Stephen Sawyer*

Print/Type Name & Title: Stephen Sawyer  
manager

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

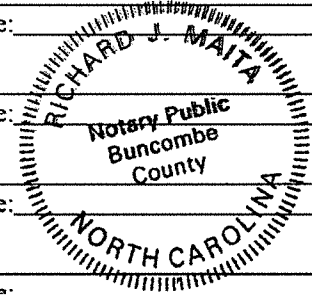
\_\_\_\_\_  
Print/Type Name: \_\_\_\_\_ (SEAL)

\_\_\_\_\_  
Print/Type Name: \_\_\_\_\_ (SEAL)

\_\_\_\_\_  
Print/Type Name: \_\_\_\_\_ (SEAL)

\_\_\_\_\_  
Print/Type Name: \_\_\_\_\_ (SEAL)

\_\_\_\_\_  
Print/Type Name: \_\_\_\_\_ (SEAL)



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 \_\_\_\_\_ - 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 North Carolina - County or City of Madison

I, the undersigned Notary Public of the County or City of Buncombe and State aforesaid, certify that Stephen Sawyer personally came before me this day and acknowledged that he is the manager of True Vista, LLC, a North Carolina, 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 28th day of October, 2019.

My Commission Expires: February 22, 2023  
(Affix Seal)

Richard J. Maita *[Signature]* Notary Public  
Notary's Printed or Typed Name



**ATTACHMENT**

Being all of Lot A, Lot B, Lot C and Lot D as shown on a Plat for Darren's Business dated October 22, 2019, and recorded in Plat Book 9, Page 83, Madison County Registry, reference to said Plat being hereby made for a more particular description of said Lots.

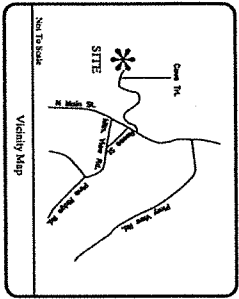
Being all of the property described in Deed Book 383 at Page 722, Madison County Registry.

WITH AND BENEFIT AND THE BURDEN of the 45 foot in width, permanent, non-exclusive right of way for access and utilities for the owners and their successors and assigns of the adjoining lands, including the 5.160 acres tract, the 6.220 acres tract and the 2.000 acres tract as described in Plat Book 4, Page 855, in the aforesaid Registry. The said road with the right of way to be maintained in a roadworthy condition by all users, with the cost of said maintenance determined on a pro-rata basis of usage.

PIN: 9747-97-0893-00000

SUBJECT TO AND INCLUDING ALL rights of ways, easements, restrictions and matters as shown on said plat.

DA  
SS



LEGEND	
○ P/F	Iron Peg Found
○ P/S	Iron Peg Set 1/2" Raker
○ FT	Locust Fence Post
○ D	Utility Pole
— OD —	Overhead Utility
—	Building Subgrade
—	Right of Way

Date: October 22, 2018  
 Plot: D.B. 343 Pg. 722  
 Plat: P.B. 4 Pg. 855  
 Total Acreage: 9747-97-0831  
 Drawn By: MFC  
 Party Chain: C08  
 Job No.: S-1806-088

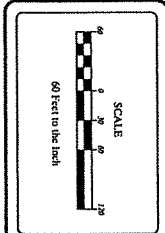
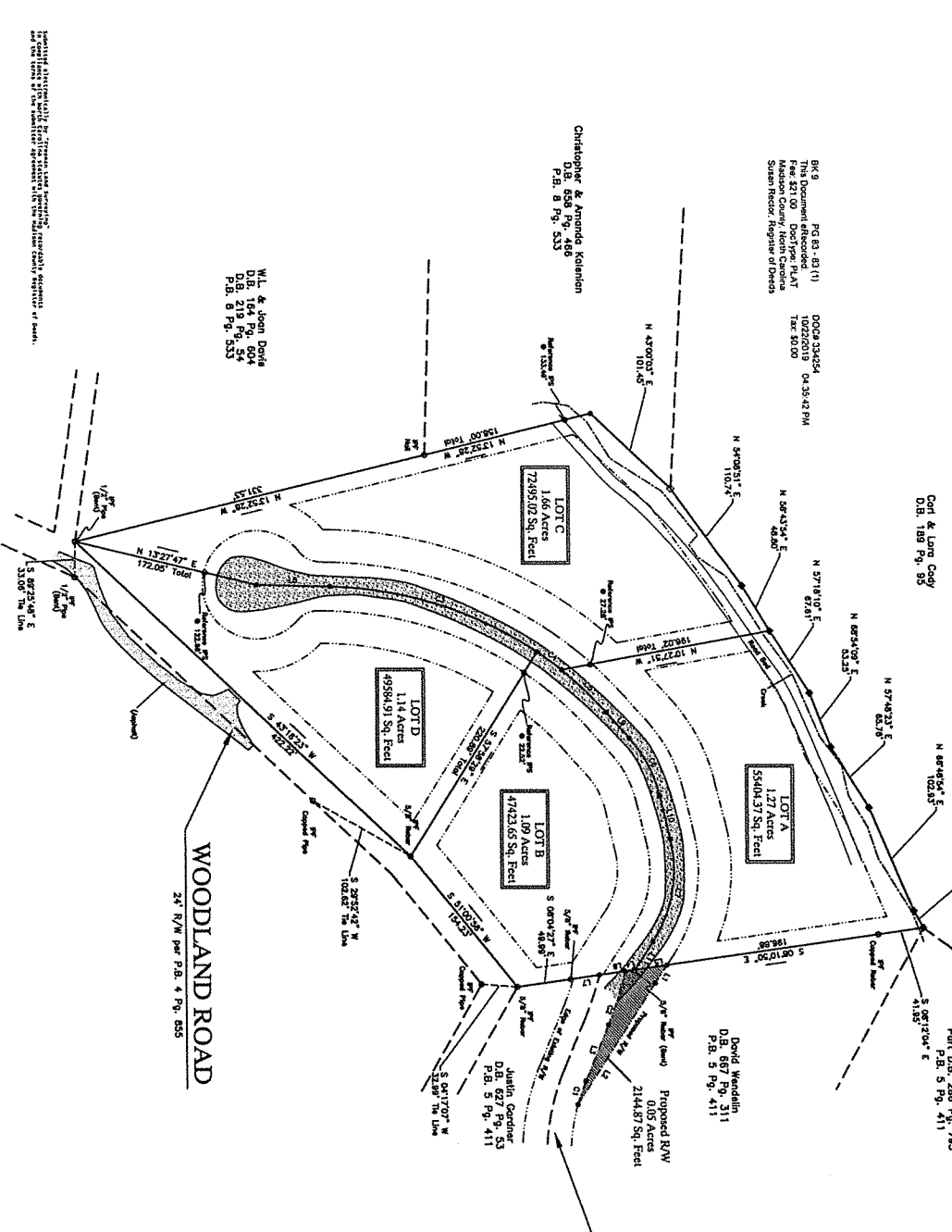


North Carolina  
 State Seal

STATE OF NORTH CAROLINA  
 COUNTY OF MADISON  
 DEED RECORD BOOK 10212/2018  
 PAGE 855  
 DEED RECORD NUMBER 10212/2018  
 DEED RECORD DATE 10/22/2018

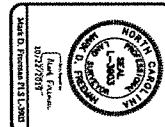
1. I, the undersigned, certify that this is a true and correct copy of the original as recorded in the Public Records of the State of North Carolina.  
 2. I, the undersigned, certify that this is a true and correct copy of the original as recorded in the Public Records of the State of North Carolina.  
 3. I, the undersigned, certify that this is a true and correct copy of the original as recorded in the Public Records of the State of North Carolina.  
 4. I, the undersigned, certify that this is a true and correct copy of the original as recorded in the Public Records of the State of North Carolina.  
 5. I, the undersigned, certify that this is a true and correct copy of the original as recorded in the Public Records of the State of North Carolina.  
 6. I, the undersigned, certify that this is a true and correct copy of the original as recorded in the Public Records of the State of North Carolina.  
 7. I, the undersigned, certify that this is a true and correct copy of the original as recorded in the Public Records of the State of North Carolina.  
 8. I, the undersigned, certify that this is a true and correct copy of the original as recorded in the Public Records of the State of North Carolina.  
 9. I, the undersigned, certify that this is a true and correct copy of the original as recorded in the Public Records of the State of North Carolina.  
 10. I, the undersigned, certify that this is a true and correct copy of the original as recorded in the Public Records of the State of North Carolina.

**TOTAL SITE ACREAGE**  
 5.16 Acres  
 224907.95 Sq. Feet



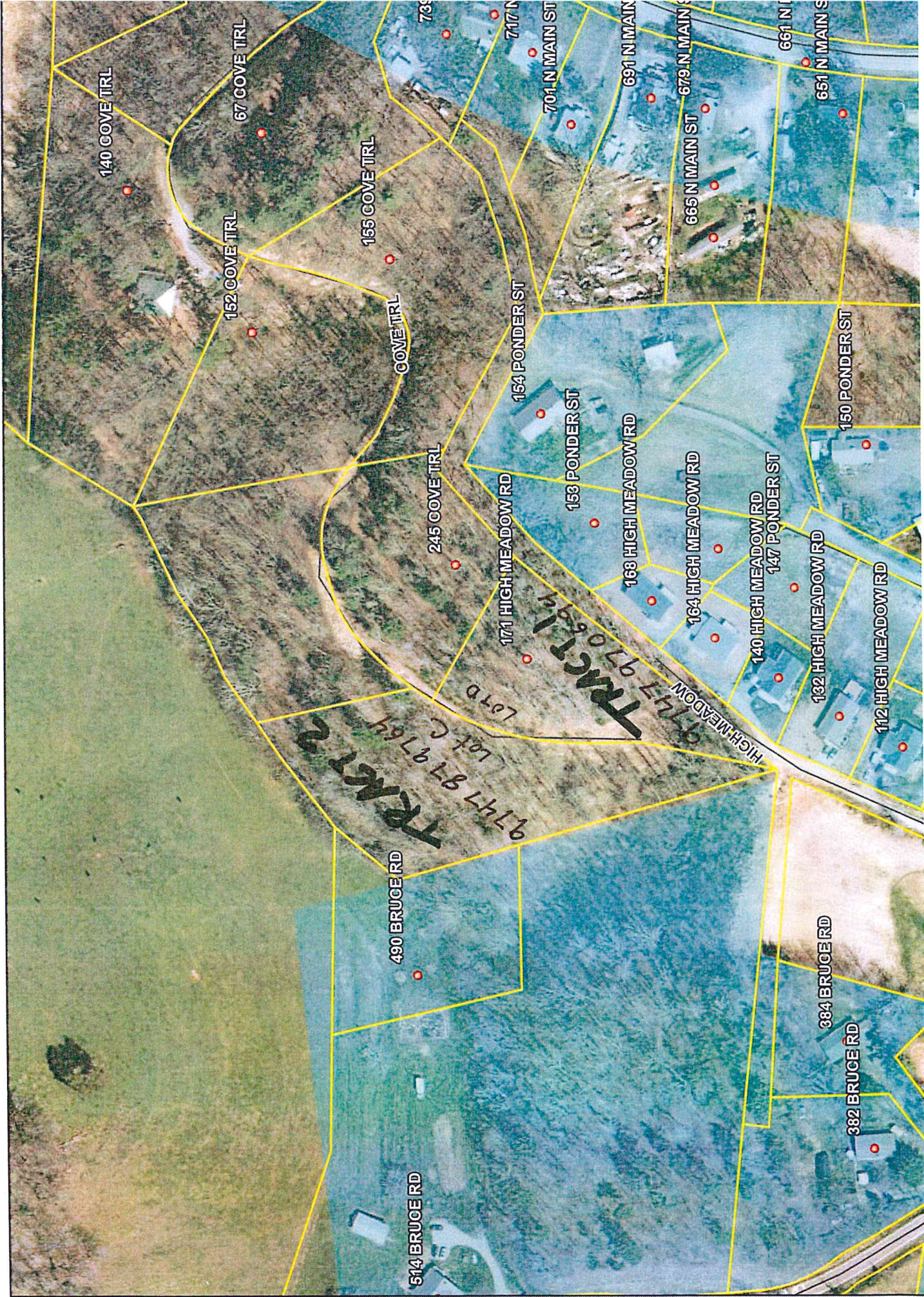
Owner:  
**True Vista, LLC**  
 291 Park Drive  
 Mars Hill, North Carolina 28754

Subdivision Of  
 D.B. 343 Pg. 722  
 For  
**DARREN'S BUSINESS, LLC**  
 State of North Carolina  
 Madison County  
 Number 3 Township



**FREEMAN LAND SURVEYING, PLLC**  
 P.O. BOX 40  
 EDNEYVILLE NORTH CAROLINA 28727  
 (828) 239-9759  
 License No. 6414

# ArcGIS Web Map



• File an Annual Report/Amend an Annual Report • Upload a PDF Filing • Order a Document Online • Add Entity to My Email Notification List • View Filings • Print a Pre-Populated Annual Report form • Print an Amended a Annual Report form

## Limited Liability Company

### Legal Name

Darren's Business, LLC

## Information

**SosId:** 1017019

**Status:** Current-Active ⓘ

**Date Formed:** 12/13/2007

**Citizenship:** Domestic

**Annual Report Due Date:** April 15th

**CurrentAnnual Report Status:**

**Registered Agent:** Arrowood, Darren G.

## Addresses

### Mailing

3859 bull creek rd  
Marshall, NC 28753-7046

### Principal Office

3859 bull creek rd  
Marshall, NC 28753-7046

### Reg Office

3859 bull creek rd  
MarsHall, NC 28753-7046

### Reg Mailing

3859 bull creek rd  
Marshall, NC 28753-7046

## Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

### Manager

Darren G Arrowood  
3859 bull creek rd  
Marshall NC 28753

**ATTACHMENT B**

**ORDINANCE # 256**

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF  
THE TOWN OF MARS HILL, NORTH CAROLINA**

**WHEREAS**, the Board of Aldermen has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and

**WHEREAS**, the Board of Aldermen has by resolution directed the Town Clerk to investigate the sufficiency of said petition; and

**WHEREAS**, the Town Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at the Mars Hill Town Hall at 9:00 o'clock, a. m. on the 19<sup>th</sup> day of April, 2021 after due notice by publication on the 7<sup>th</sup> day of April, 2021; and

**NOW, THEREFORE, BE IT ORDAINED** by the Board of Aldermen of the Town of Mars Hill, North Carolina:

**Section 1.** By virtue of the authority granted by G.S. 160A-31, as amended, the following described territory, is hereby annexed and made part of the Town of Mars Hill as of the 19<sup>th</sup> day of April, 2021.

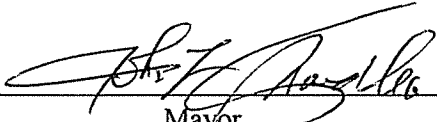
(Insert Metes and Bounds Description)

**That real property as set forth and more fully described in Deed Book 677 at Page 482, and the same being that boundary survey found in Plat Book 9 at Page 83, specifically identified as LOT C AND LOT D on said plat, in the Madison County Registry, Office of the Register of Deeds of Madison County, North Carolina.**

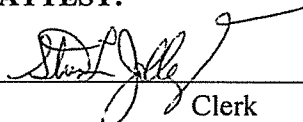
**Section 2.** Upon and after the 19<sup>th</sup> day of April, 2021, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Mars Hill and shall be entitled to the same privileges and benefits as other parts of the Town of Mars Hill. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

**Section 3.** The Mayor of the Town of Mars Hill shall cause to be recorded in the Office of the Register of Deeds, Madison County, and in the Office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 hereof, together with a duly certified copy of this Ordinance.

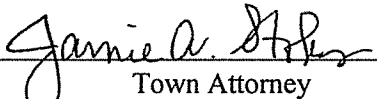
**ADOPTED** this the 19<sup>th</sup> day of April, 2021.

  
\_\_\_\_\_  
Mayor

**ATTEST:**

  
\_\_\_\_\_  
Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Town Attorney



STATE OF NORTH CAROLINA  
COUNTY OF MADISON  
TOWN OF MARS HILL

I, Stuart L. Jolley, Town Clerk of the Town of Mars Hill in the State of North Carolina, **DO HEREBY CERTIFY**, that:

1. The attached is a copy of an Ordinance to extend the Corporate Limits of the Town of Mars Hill, North Carolina.
2. The Ordinance was adopted on the 19<sup>th</sup> day of April, 2021, at a regularly scheduled meeting of the Mayor and Board of Aldermen of the Town of Mars Hill, North Carolina.

IN WITNESS WHEREOF, I have hereunto set my hand and have hereunto affixed the Corporate Seal of the Town of Mars Hill, North Carolina, this 19<sup>th</sup> day of April, 2021.

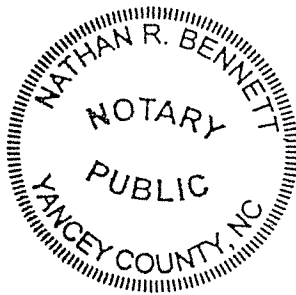


Stuart L. Jolley  
TOWN CLERK

STATE OF NORTH CAROLINA  
COUNTY OF MADISON

I, Nathan R. Bennett, a Notary Public of the aforesaid State and County, do hereby certify that Stuart L. Jolley, personally appeared before me this day and acknowledged the due execution of the foregoing certificate.

WITNESS my hand and Notarial Seal this 19<sup>th</sup> day of April, 2021.



Nathan R. Bennett  
NOTARY PUBLIC

My Commission Expires:

November 19, 2022

This Document eRecorded:  
Fee: \$26.00 DocType: DEED  
Madison County, North Carolina  
Susan Rector, Register of Deeds

10/28/2019 03:48:19 PM  
Tax: \$210.00

This certifies that there are no delinquent ad valorem taxes, or other taxes which the Madison County Tax Collector is charged with collecting, that are a lien on:

Parcel Identification Number 9747-97-0893

This is not a certification that this Madison County Parcel Identification Number matches this deed description.

Lori Ray  
Tax Collection Staff Signature

10/28/2019  
Date

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 210.00

Parcel Identifier No. 9747-97-0893-00000 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: Law Offices of Richard J. Maita, P.A., 35 A Montford Avenue, Asheville, NC 28801

This instrument was prepared by: Law Offices of Richard J. Maita, P.A., 35 A Montford Avenue, Asheville, NC 28801

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 28th day of October, 2019, by and between

**GRANTOR**

True Vista, LLC  
a North Carolina limited liability company  
Post Office Box 848  
Mars Hill, NC 28754

**GRANTEE**

Darren's Business, LLC  
a North Carolina limited liability company  
3859 Bull Creek Road  
Marshall, NC 28753

*DA*

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 \_\_\_\_\_, \_\_\_\_\_ Township, \_\_\_\_\_ Madison \_\_\_\_\_ County, North Carolina and more particularly described as follows:

See "Attachment" attached hereto and incorporated herein by reference. This instrument was prepared by Richard J. Maita, a North Carolina licensed attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county/town tax collector upon disbursement of closing proceeds.



The property hereinabove described was acquired by Grantor by instrument recorded in Book 383 page 722. 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   4   page   855  .

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:

Easements, restrictions, rights of way of record and utility lines readily apparent and in existence over or under the subject property. Ad Valorem taxes for the current year.

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

True Vista, LLC, a North Carolina LLC

By: *[Signature]* (Entity Name)

Print/Type Name & Title: Stephen Sawyer  
manager

By: \_\_\_\_\_

Print/Type Name & Title: \_\_\_\_\_

By: \_\_\_\_\_

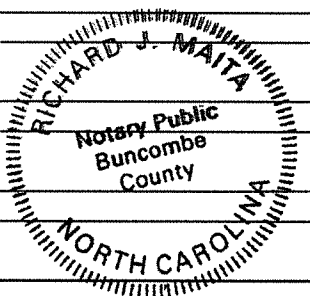
Print/Type Name & Title: \_\_\_\_\_

\_\_\_\_\_  
Print/Type Name: \_\_\_\_\_ (SEAL)

\_\_\_\_\_  
Print/Type Name: \_\_\_\_\_ (SEAL)

\_\_\_\_\_  
Print/Type Name: \_\_\_\_\_ (SEAL)

\_\_\_\_\_  
Print/Type Name: \_\_\_\_\_ (SEAL)



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'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: \_\_\_\_\_  
(Affix Seal)

\_\_\_\_\_  
Notary's Printed or Typed Name

State of North Carolina - County or City of Madison

I, the undersigned Notary Public of the County or City of Buncombe and State aforesaid, certify that Stephen Sawyer personally came before me this day and acknowledged that he is the manager of True Vista, LLC, a North Carolina, 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 28th day of October, 2019.

My Commission Expires: February 22, 2023  
(Affix Seal)

Richard J. Maita *[Signature]* Notary Public  
Notary's Printed or Typed Name

**ATTACHMENT**

Being all of Lot A, Lot B, Lot C and Lot D as shown on a Plat for Darren's Business dated October 22, 2019, and recorded in Plat Book 9, Page 83, Madison County Registry, reference to said Plat being hereby made for a more particular description of said Lots.

Being all of the property described in Deed Book 383 at Page 722, Madison County Registry.

WITH AND BENEFIT AND THE BURDEN of the 45 foot in width, permanent, non-exclusive right of way for access and utilities for the owners and their successors and assigns of the adjoining lands, including the 5.160 acres tract, the 6.220 acres tract and the 2.000 acres tract as described in Plat Book 4, Page 855, in the aforesaid Registry. The said road with the right of way to be maintained in a roadworthy condition by all users, with the cost of said maintenance determined on a pro-rata basis of usage.

PIN: 9747-97-0893-00000

SUBJECT TO AND INCLUDING ALL rights of ways, easements, restrictions and matters as shown on said plat.

DA  
SS

