2025004815
TRANSYLVANIA CO, NC FEE $26.00

NO TAXABLE CONSIDERATION
PRESENTED & RECORDED:
10-09-2025 04:46:56 PM
BETH C LANDRETH
REGISTER OF DEEDS
BY: ANTJE OWEN
DEPUTY REGISTER OF DEEDS

BK: DOC 1166
PG: 54-56

NORTH CAROLINA GENERAL WARRANTY DEED AND RECOMBINATION

Excise Tax: **$0.00**

Parcel Identifier No. 8585-25-1659-000 & 8585-25-1782-000 Verified by Transylvania County on the ____ day of _____, 2025.
Mail/Box to:
Shelton Jones, Attorney, Straus Park, 5 Park Place East Suite 201, Brevard, NC 28712 (WITHOUT TITLE EXAM)
This instrument was prepared by:
Shelton Jones, Attorney, Straus Park, 5 Park Place East Suite 201, Brevard, NC 28712 (WITHOUT TITLE EXAM)
Brief description for the Index: Lot 28 Revised (0.191 of an acre)

THIS DEED made this 9 day of October, 2025, by and between

GRANTOR	GRANTEE
LENZE REAL ESTATE, LLC	**LENZE REAL ESTATE, LLC**
a North Carolina limited liability company	**a North Carolina limited liability company**
107 Friendship Lane	107 Friendship Lane
Pisgah Forest, NC 28768	Pisgah Forest, NC 28768

Enter in appropriate block for each party: name, 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 or parcel of land situated in the **City of Brevard, Brevard Township, Transylvania County, North Carolina** and more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof by reference. This property does ( ) or does not (X) include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 1090, Page 4.**

A map showing the above-described property is recorded in **Plat File 24, Slide 331.**

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.

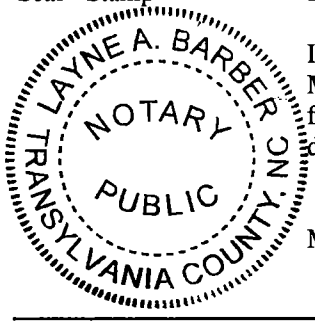
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: This conveyance is made subject to easements and rights of way of record, to any recorded restrictions and covenants, and to real property taxes for the current year.

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

LENZE REAL ESTATE, LLC

BY: _____ (SEAL)
George Lenze, Member/Manager

Seal - Stamp



State of NC – County of Transylvania

I, the undersigned Notary Public of the County and State aforesaid, certify that **George Lenze, Member/Manager** 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 9 day of **October, 2025.**

My Commission Expires: 12/9/25 _____
Notary Public

EXHIBIT "A"

Being all of Lot 28 revised, containing 0.191 of an acre, more or less as described on a Plat of Recombination Survey for Lenze Real Estate, LLC dated September 16, 2024 by Carolina Mountain Surveying and recorded in Plat File 24, Slide 331, Transylvania County.

TOGETHER WITH AND SUBJECT TO any and all rights of way, easements and restrictions appearing of record and shown on the Plats referred to above.