Type: CONSOLIDATED REAL PROPERTY
Recorded: 12/3/2025 9:33:45 AM
Fee Amt: $826.00 Page 1 of 7
Revenue Tax: $800.00
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 6547 PG 1546 - 1552

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.
12-03-2025 Michelle Warren
Date Deputy Tax Collector

# NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $ 800.00

Parcel Identifier No. 0609-46-7498
Verified by _____ County on the ____ day of_____, 20_____
By:_____

Mail/Box to: Peter U. Kanipe, PO Box 3180, Asheville, NC 28802

This instrument was prepared by: Peter U. Kanipe, 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. No title examination performed by deed preparer. File:36288.17

Brief description for the Index: _____

THIS DEED made this 2nd day of December, 2025, by and between

| GRANTOR | GRANTEE |
|---|---|
| **Vickey B. Wheeler, unmarried; and,**<br><br>**Kenneth Ray Wheeler, unmarried; and,**<br><br>**Michael Todd Wheeler and Wendy Chea Wheeler, married to each other; and**<br><br>**Jeffrey Scott Wheeler and Stacy Wheeler, married to each other** | **Givens Highland Farms, LLC, a North Carolina limited liability company** |
| 318 Tabernacle Road<br>Black Mountain, NC 28711 | 200 Tabernacle Road<br>Black Mountain, NC 28711 |

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 Buncombe County, North Carolina and more particularly described as follows:

Submitted electronically by "McGuire, Wood & Bissette"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Buncombe County Register of Deeds.

SEE EXHIBIT A, INCORPORATED HEREIN BY REFERENCE.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5658, Page 723, Buncombe County Registry

All or a portion of the property herein conveyed does include the primary residence of a Grantor.

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:

SUBJECT to easements, restrictions, rights of way(s) of record, and ad valorem taxes not yet due and payable.

(Signature Page Follows)

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

Vickey B. Wheeler (SEAL)
Vickey B. Wheeler

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State of North Carolina - County of Buncombe

I, the undersigned Notary Public of the County and State aforesaid, certify that Vickey B. Wheeler personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 1st day of December, 2025.

My Commission Expires: _____

(Affix Seal)

_____ Notary Public

Peter U Kanipe
Notary's Printed or Typed Name

PETER U. KANIPE
NOTARY PUBLIC
Buncombe County
North Carolina
My Commission Expires June 08, 2029

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

Kenneth Ray Wheeler (SEAL)
Kenneth Ray Wheeler

State of North Carolina - County of Buncombe

I, the undersigned Notary Public of the County and State aforesaid, certify that Kenneth Ray Wheeler personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 1st day of December, 2025.

My Commission Expires: _____

(Affix Seal)

_____ Notary Public

Peter U. Kanipe
Notary's Printed or Typed Name

PETER U. KANIPE
NOTARY PUBLIC
Buncombe County
North Carolina
My Commission Expires June 08, 2029

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

Michael Todd Wheeler (SEAL)
Michael Todd Wheeler

Wendy Chea Wheeler (SEAL)
Wendy Chea Wheeler

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State of North Carolina - County of Buncombe

I, the undersigned Notary Public of the County and State aforesaid, certify that Michael Todd Wheeler and Wendy Chea Wheeler personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 1st day of December, 2025.

My Commission Expires: _____

(Affix Seal)

_____ Notary Public

Peter U. Kanipe
Notary's Printed or Typed Name

PETER U. KANIPE
NOTARY PUBLIC
Buncombe County
North Carolina
My Commission Expires June 08, 2029

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

_____ (SEAL)
Jeffrey Scott Wheeler

_____ (SEAL)
Stacy Wheeler

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State of North Carolina - County of Buncombe

I, the undersigned Notary Public of the County and State aforesaid, certify that Jeffrey Scott Wheeler and Stacy Wheeler personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 1st day of December, 2025.

My Commission Expires:

_____

(Affix Seal)

_____ Notary Public

Peter U Kanipe
Notary's Printed or Typed Name

PETER U. KANIPE
NOTARY PUBLIC
Buncombe County
North Carolina
My Commission Expires June 08, 2029

# EXHIBIT A

BEING all of that 2.50 acre tract as shown on that plat recorded in Plat Book 95, at Page 120 of the Buncombe County Registry, reference to which is hereby made for a more particular description.

4919-2143-1419, v. 1