



May 2, 2024

The City of Hendersonville  
% Mr. Tom Wooten  
Director of Public Works

Re: Certificate of Dedication and Maintenance  
Ivy Crossing Subdivision

Dear Mr. Wooten:

Windsor Built Homes, Inc. (The Developer of Ivy Crossing Subdivision and Declarant of the Ivy Crossing HOA located at the crossroads of 5th Avenue and Westbrook Avenue), requests that the City of Hendersonville accept the road rights-of-way and further described in the attached etc., filed in Deed 3494/253 of the Henderson County Registry. Copies of the plats referred to in said deed are enclosed herein for your reference.

Should the City require anything further in regard to this request, please contact me at [SSTREET@WINDSORBUILT.COM](mailto:SSTREET@WINDSORBUILT.COM) or 864-430-2995. Thanks in advance for your help in this matter.

Scott Street, President  
Windsor Built Homes, Inc.

A handwritten signature in black ink, appearing to read "Scott Street", is written over a horizontal line.

BK 3494 PG 253 - 257 (5)

This Document eRecorded:

Fee: \$26.00

Henderson County, North Carolina

William Lee King, Register of Deeds

DOC# 925241

05/20/2020

03:37:27 PM

*Please do not place anything in the 3" margin above - for recording information only*

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$2,700.00

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. 104332; 104336; 9906112 and 104337

Mail after recording to Worley & Peltz, PLLC Attorney's Initials MMT  
42 Orchard Street, Asheville, NC 28810

This instrument was prepared by Van Winkle, Buck, Wall, Starnes, & Davis, P.A. (Michael M. Thompson)

Brief description for the Index: 15.57+/- 5<sup>th</sup> Avenue West (Document Prep Only)

THIS DEED made this 15<sup>th</sup> day of May, 2020, by and between:

### GRANTOR

**MARIANNE EWBANK CAMPBELL**

**And Husband,**

**CHARLES S. CAMPBELL JR.**

**And**

**JOSEPH B. EWBANK**

**a/k/a JOSEPH BOOTHROYD EWBANK**

**And Wife,**

**LINDA EWBANK**

**Whose mailing address is:**

P.O. Box 1250

Hendersonville, NC 28793

### GRANTEE

**WINDSOR BUILT HOMES, INC.**

**A South Carolina Corporation**

**Whose mailing address is:**

40 West Broad Street, Suite 500,

Greenville, SC 29601

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.

This instrument was prepared by Michael M. Thompson, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Submitted electronically by "Worley & Peltz, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Henderson County Register of Deeds.

**WITNESSETH**, that Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in the City of Hendersonville, Henderson 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 Deed Book 1027 at Page 487; Book 1027, Page 499 and Book 1114, Page 136, Henderson County Registry.

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 Slide \_\_\_\_\_.

**TO HAVE AND TO HOLD** the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with 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 Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements, covenants, conditions and restrictions of record; 2020 ad valorem taxes; and utilities physically located on the property.

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

**SEE ATTACHED SIGNATURE LINES and NOTARY ACKNOWLEDGEMENTS**

Marianne Ewbank Campbell (SEAL)  
MARIANNE EWBANK CAMPBELL

Charles S. Campbell Jr. (SEAL)  
CHARLES S. CAMPBELL JR.

STATE OF NORTH CAROLINA  
COUNTY OF Henderson

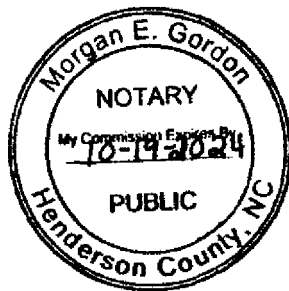
I, Morgan E. Gordon, a Notary Public of the County and State aforesaid, certify that MARIANNE EWBANK CAMPBELL and Husband, CHARLES S. CAMPBELL JR., personally appeared before me this day and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Sworn to and subscribed to before me.

WITNESS my hand and official stamp or seal, this 19 day of May, 2020.

My commission expires 10-19-2024  
~~10-19-21~~

Morgan E. Gordon  
Notary Public

SEAL/STAMP



Joseph B. Ewbank (SEAL)  
JOSEPH B. EWBANK a/k/a JOSEPH  
BOOTHROYD EWBANK

Linda Ewbank (SEAL)  
LINDA EWBANK

STATE OF Virginia  
COUNTY OF Alexandria (City)

I, Ruth C Penberg, a Notary Public of the County and State aforesaid, certify that JOSEPH B. EWBANK a/k/a JOSEPH BOOTHROYD EWBANK and Wife, LINDA EWBANK, personally appeared before me this day and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Sworn to and subscribed to before me.

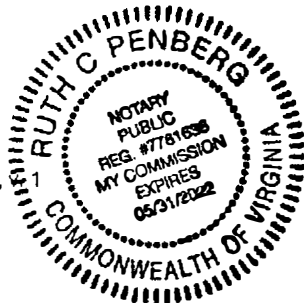
WITNESS my hand and official stamp or seal, this 15<sup>th</sup> day of May, 2020.

My commission expires: 05/31/2022

Ruth C Penberg  
Notary Public

SEAL/STAMP

4847-2564-3707, 1



**LYING IN HENDERSON COUNTY, NORTH CAROLINA**

BEING all of that property shown on that plat entitled, "Boundary Survey for Windsor Built Homes, Inc.," as the same is recorded in Plat Book 2020, at Page/Slide 12480, Henderson County Register of Deeds, reference to which Plat is hereby made for a more particular description of said property.

For the avoidance of doubt, the property referenced herein is shown on the plat above as:

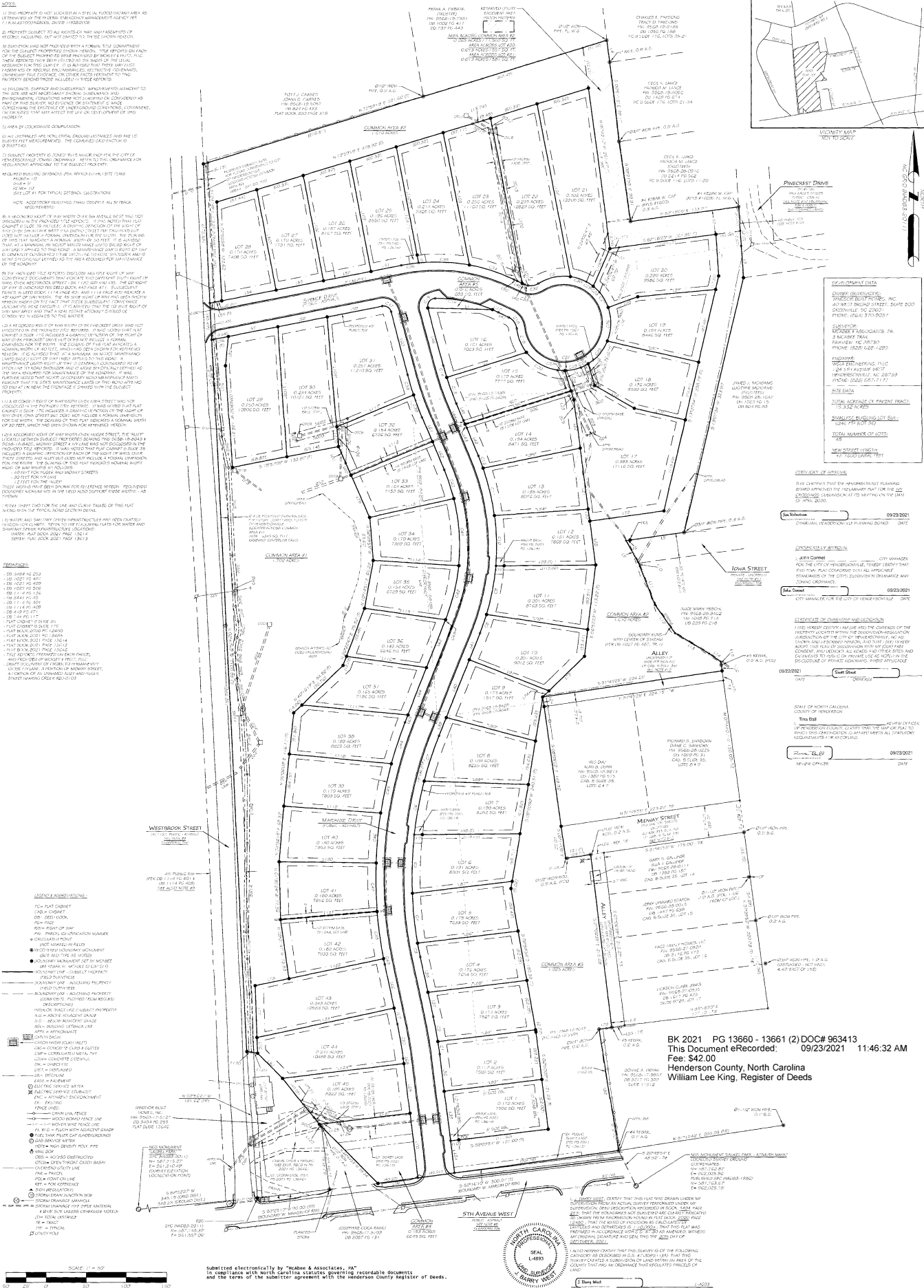
1. "Marianne E. Campbell, Charles S. Campbell, Jr., Joseph Boothroyd, Current PIN: 9658-18-5388...Area = 10.655 Acres."
2. "Marianne E. Campbell, Charles S. Campbell, Jr., PIN: 9658-17-5727...Area = 0.259 Acres."
3. "Marianne E. Campbell, Charles S. Campbell, Jr., Joseph Boothroyd, Current PIN: 9658-18-8043...Area = 1.362 Acres."
4. "Marianne E. Campbell, Charles S. Campbell, Jr., PIN: 9658-18-8429...Area = 2.198 Acres."
5. "Marianne E. Campbell, Charles S. Campbell, Jr., PIN: 9658-18-9677...Area = 1.117 Acres."

ALSO BEING ALL OR A PORTION of that property described in the following deeds: Deed Book 1114, at Page 136, Deed Book 1027, at Page 499, and Deed Book 1027, at Page 487, each recorded in the Henderson County Register of Deeds.

TOGETHER WITH AND SUBJECT TO all easements, rights of way, conditions, covenants and restrictions appurtenant to the property described above and as shown on the plat referenced herein.

(19-0634 Windsor Built Homes, Inc.)

SLIDE 13660



**McAbee & Associates, P.A.**  
Professional Land Surveyors  
Eric S. McAbee, PLS  
J. Barry West, PLS  
3 McAbee Trail, Fairview North Carolina, 28730  
www.mcabeesurvey.com Firm License Number: C-694

Submitted electronically by "McAbee & Associates, PA"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Henderson County Register of Deeds.

NO.	DATE	DESCRIPTION	BY	SUBMISSION PLAT OF
1	09/23/2021	IVY CROSSINGS	Eric S. McAbee, PLS	PGS. 13660-13661

**IVY CROSSINGS**

PLAT 13660-13661 (2) DOC# 963413  
Fee: \$42.00  
Henderson County, North Carolina  
William Lee King, Register of Deeds

DATE: 09/23/2021  
PROJECT #: 129595  
DRAWING #: C-01-0492  
DRAWN BY: JBW  
SCALE: 1" = 50'  
SHEET 1 OF 2

# SLIDE 13661

NOTE:  
SEE SHEET ONE FOR THE NOTES, LEGEND, AND TO REFERENCE OF THIS  
PLAN

BK 2021 PG 13660 - 13661 (2) DOC# 963413

LINE	MARK	STATION
11	2+000.00	2+000.00
12	2+010.00	2+010.00
13	2+020.00	2+020.00
14	2+030.00	2+030.00
15	2+040.00	2+040.00
16	2+050.00	2+050.00
17	2+060.00	2+060.00
18	2+070.00	2+070.00
19	2+080.00	2+080.00
20	2+090.00	2+090.00
21	2+100.00	2+100.00
22	2+110.00	2+110.00
23	2+120.00	2+120.00
24	2+130.00	2+130.00
25	2+140.00	2+140.00
26	2+150.00	2+150.00
27	2+160.00	2+160.00
28	2+170.00	2+170.00
29	2+180.00	2+180.00
30	2+190.00	2+190.00
31	2+200.00	2+200.00
32	2+210.00	2+210.00
33	2+220.00	2+220.00
34	2+230.00	2+230.00
35	2+240.00	2+240.00
36	2+250.00	2+250.00
37	2+260.00	2+260.00
38	2+270.00	2+270.00
39	2+280.00	2+280.00
40	2+290.00	2+290.00
41	2+300.00	2+300.00
42	2+310.00	2+310.00
43	2+320.00	2+320.00
44	2+330.00	2+330.00
45	2+340.00	2+340.00
46	2+350.00	2+350.00
47	2+360.00	2+360.00
48	2+370.00	2+370.00
49	2+380.00	2+380.00
50	2+390.00	2+390.00
51	2+400.00	2+400.00
52	2+410.00	2+410.00
53	2+420.00	2+420.00
54	2+430.00	2+430.00
55	2+440.00	2+440.00
56	2+450.00	2+450.00
57	2+460.00	2+460.00
58	2+470.00	2+470.00
59	2+480.00	2+480.00
60	2+490.00	2+490.00
61	2+500.00	2+500.00
62	2+510.00	2+510.00
63	2+520.00	2+520.00
64	2+530.00	2+530.00
65	2+540.00	2+540.00
66	2+550.00	2+550.00
67	2+560.00	2+560.00
68	2+570.00	2+570.00
69	2+580.00	2+580.00
70	2+590.00	2+590.00
71	2+600.00	2+600.00
72	2+610.00	2+610.00
73	2+620.00	2+620.00
74	2+630.00	2+630.00
75	2+640.00	2+640.00
76	2+650.00	2+650.00
77	2+660.00	2+660.00
78	2+670.00	2+670.00
79	2+680.00	2+680.00
80	2+690.00	2+690.00
81	2+700.00	2+700.00
82	2+710.00	2+710.00
83	2+720.00	2+720.00
84	2+730.00	2+730.00
85	2+740.00	2+740.00
86	2+750.00	2+750.00
87	2+760.00	2+760.00
88	2+770.00	2+770.00
89	2+780.00	2+780.00
90	2+790.00	2+790.00
91	2+800.00	2+800.00
92	2+810.00	2+810.00
93	2+820.00	2+820.00
94	2+830.00	2+830.00
95	2+840.00	2+840.00
96	2+850.00	2+850.00
97	2+860.00	2+860.00
98	2+870.00	2+870.00
99	2+880.00	2+880.00
100	2+890.00	2+890.00
101	2+900.00	2+900.00
102	2+910.00	2+910.00
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105	2+940.00	2+940.00
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107	2+960.00	2+960.00
108	2+970.00	2+970.00
109	2+980.00	2+980.00
110	2+990.00	2+990.00
111	3+000.00	3+000.00
112	3+010.00	3+010.00
113	3+020.00	3+020.00
114	3+030.00	3+030.00
115	3+040.00	3+040.00
116	3+050.00	3+050.00
117	3+060.00	3+060.00
118	3+070.00	3+070.00
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122	3+110.00	3+110.00
123	3+120.00	3+120.00
124	3+130.00	3+130.00
125	3+140.00	3+140.00
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127	3+160.00	3+160.00
128	3+170.00	3+170.00
129	3+180.00	3+180.00
130	3+190.00	3+190.00
131	3+200.00	3+200.00
132	3+210.00	3+210.00
133	3+220.00	3+220.00
134	3+230.00	3+230.00
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136	3+250.00	3+250.00
137	3+260.00	3+260.00
138	3+270.00	3+270.00
139	3+280.00	3+280.00
140	3+290.00	3+290.00
141	3+300.00	3+300.00
142	3+310.00	3+310.00
143	3+320.00	3+320.00
144	3+330.00	3+330.00
145	3+340.00	3+340.00
146	3+350.00	3+350.00
147	3+360.00	3+360.00
148	3+370.00	3+370.00
149	3+380.00	3+380.00
150	3+390.00	3+390.00
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155	3+440.00	3+440.00
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157	3+460.00	3+460.00
158	3+470.00	3+470.00
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169	3+580.00	3+580.00
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172	3+610.00	3+610.00
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182	3+710.00	3+710.00
183	3+720.00	3+720.00
184	3+730.00	3+730.00
185	3+740.00	3+740.00
186	3+750.00	3+750.00
187	3+760.00	3+760.00
188	3+770.00	3+770.00
189	3+780.00	3+780.00
190	3+790.00	3+790.00
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290	4+790.00	4+790.00
291	4+800.00	4+800.00
292	4+810.00	4+810.00
293	4+820.00	4+820.00
294	4+830.00	4+830.00
295	4+840.00	4+840.00
296	4+850.00	4+850.00
297	4+860.00	4+860.00
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315	5+040.00	5+040.00
316	5+050.00	5+050.00
317	5+060.00	5+060.00
318	5+070.00	5+070.00
319	5+080.00	5+080.00
320	5+090.00	5+090.00
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322	5+110.00	5+110.00
323	5+120.00	5+120.00
324	5+130.00	5+130.00
325	5+140.00	5+140.00
326	5+150.00	5+150.00
327	5+160.00	5+160.00
328	5+170.00	5+170.00
329	5+180.00	5+180.00
330	5+190.00	5+190.00
331	5+200.00	5+200.00
332	5+210.00	5+210.00
333	5+220.00	