



**CITY OF HENDERSONVILLE
SPECIAL CALLED MEETING: HISTORIC
PRESERVATION COMMISSION**

**City Hall – 2nd Floor Meeting Room | 160 6th Ave. E. | Hendersonville, NC 28792
Wednesday, April 02, 2025 – 5:00 PM**

AGENDA

- 1. CALL TO ORDER**
- 2. APPROVAL OF AGENDA**
- 3. APPROVAL OF MINUTES**
- 4. NEW BUSINESS**
- 5. OLD BUSINESS**
 - A.** 1723 Meadowbrook Terrace – Replacement Windows, Re-Introducing Windows, Addition of Double Doors on Rear (25-13-COA) – *Sam Hayes / Planner II*
- 6. OTHER BUSINESS**
- 7. ADJOURNMENT**

The City of Hendersonville is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or an accommodation for this meeting please contact the City Clerk no later than 24 hours prior to the meeting at 697-3005.



CITY OF HENDERSONVILLE AMENDED AGENDA ITEM SUMMARY PLANNING DIVISION



SUBMITTER: Sam Hayes, Planner II **MEETING DATE:** April 2nd, 2025

AGENDA SECTION: New Business **DEPARTMENT:** Community Development

TITLE OF ITEM: 1723 Meadowbrook Terrace – Replacement Windows, Re-Introducing Windows, Addition of Double Doors on Rear (25-13-COA) – *Sam Hayes / Planner II*

SUGGESTED MOTION(S):

<p>1. <u>For Recommending Approval:</u></p> <p>I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # 25-13-COA and located within the Druid Hills Historic District, if added according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is <u>not incongruous</u> with the character of the Hendersonville Historic Preservation Commission Design Standards (Residential) for the following reasons:</p> <p>Replacement Rear Kitchen Windows:</p> <ol style="list-style-type: none"> 1. The replacement of deteriorated windows is necessary, and the units are replaced in kind to match the design and dimensions of the original sash, pane configuration, architectural trim, and detailing. A compatible substitute material was used. (Section 3.7.6) <p>Replacement Casement Windows:</p> <ol style="list-style-type: none"> 2. The casement window feature was previously bricked in. Exposing this architectural element is compatible with the historic character of the structure and district. (Section 3.6.7) 3. The replacement of deteriorated windows is necessary, and the units are replaced in kind to match the design and dimensions of the original sash, pane configuration, architectural trim, and detailing. A compatible substitute material was used. (Section 3.7.6) 	<p>1. <u>For Recommending Denial:</u></p> <p>I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # 25-13-COA and located within the Druid Hills Historic District, if added according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is <u>incongruous</u> with the character of the Hendersonville Historic Preservation Commission Design Standards (Residential) for the following reasons:</p> <p>Replacement Rear Kitchen Windows:</p> <ol style="list-style-type: none"> 1. The repair of the historic windows through recognized preservation methods for patching, consolidating, splicing, and reinforcing is more appropriate than replacing the windows. (Section 3.7.4) <p>Replacement Casement Windows:</p> <ol style="list-style-type: none"> 2. The repair of the historic windows through recognized preservation methods for patching, consolidating, splicing, and reinforcing is more appropriate than replacing the windows. (Section 3.7.4) <p>Introducing Double Doors to Rear of Home:</p> <ol style="list-style-type: none"> 3. The new doors are proposed for a character defining elevation of the structure and therefore compromise the architectural integrity of the building. (Section 3.7.9)
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<p>Introducing Double Doors to Rear of Home:</p> <ol style="list-style-type: none"> 4. The original architectural character of the exterior walls is maintained when adding the new door openings. (Section 3.6.8) 5. The new doors are installed on the rear of a non-character defining elevation of the building and do not compromise the architectural integrity of the building. The units are designed to be compatible with the overall design of the building. (Section 3.7.9) <p>Proposed Conditions:</p> <ol style="list-style-type: none"> 1. Only install windows and doors that are constructed fully of wood per Section 3.12.1 of the Design Standards. <p style="text-align: center;">[DISCUSS & VOTE]</p>	<p>[DISCUSS & VOTE]</p>
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PROJECT/PETITIONER NUMBER:	25-13-COA
PETITIONER NAME:	Caryn Alexander (Applicant and Property Owner)
EXHIBITS:	<ol style="list-style-type: none"> A. Staff Report B. COA Application C. Warranty Deed

1723 MEADOWBROOK TERRACE – Replacement Windows, Re-Introducing Windows, Addition of Double Doors on Rear

(25-13-COA)

CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT - HISTORIC PRESERVATION
COA STAFF REPORT

Staff Report Contents

PROJECT SUMMARY 2

SITE VICINITY MAP 2

CITY OF HENDERSONVILLE – DRUID HILLS HISTORIC DISTRICT OVERLAY 3

HISTORY OF SUBJECT PROPERTY 4

REQUEST I: Replacement Rear Kitchen Windows 7

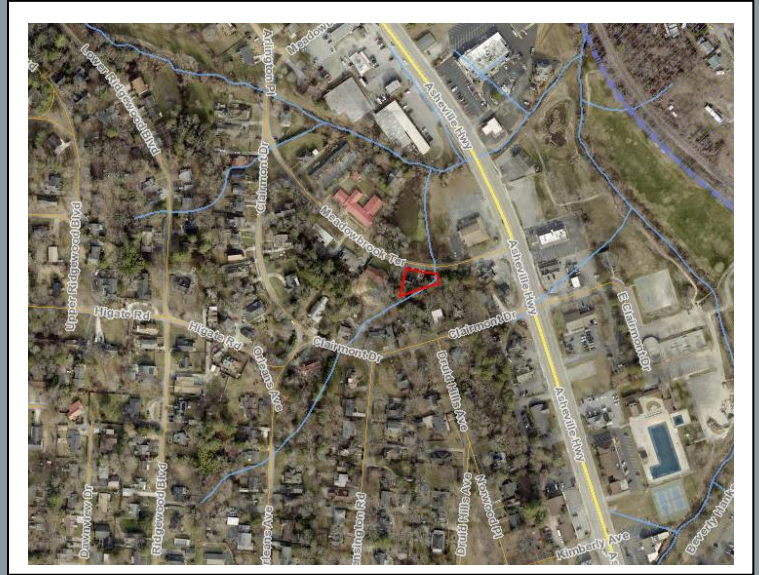
REQUEST II: Replacement Casement Windows – Site Photos 8

REQUEST III: Introducing Double Doors to Rear of Home – Site Photos 11



PROJECT SUMMARY

Applicant: Caryn Alexander
Property Owner: Caryn Alexander
Property Address: 1723 Meadowbrook Terrace
Project Acreage: 0.15 Acres
Parcel Identification Number(s):
 9569-43-9989
Current Parcel Zoning: R-10 Medium Density Residential
Historic District: Druid Hills Historic District
Project Type: Major Work (Installation replacement windows and double doors)



SITE VICINITY MAP

Project Summary:

The City is in receipt of a Certificate of Appropriateness (COA) application from Caryn Alexander for the installation of replacement windows, new windows, and new double doors on the rear of the house.

The property owners is actively working on restoring her home from Hurricane Helene damage. The only items relevant to the COA are the requests for rear windows replacement and the creation of double doors where previously there had been windows. The proposed windows and doors mimic the original in design and are constructed out of wood with fiberglass applied to the exterior.

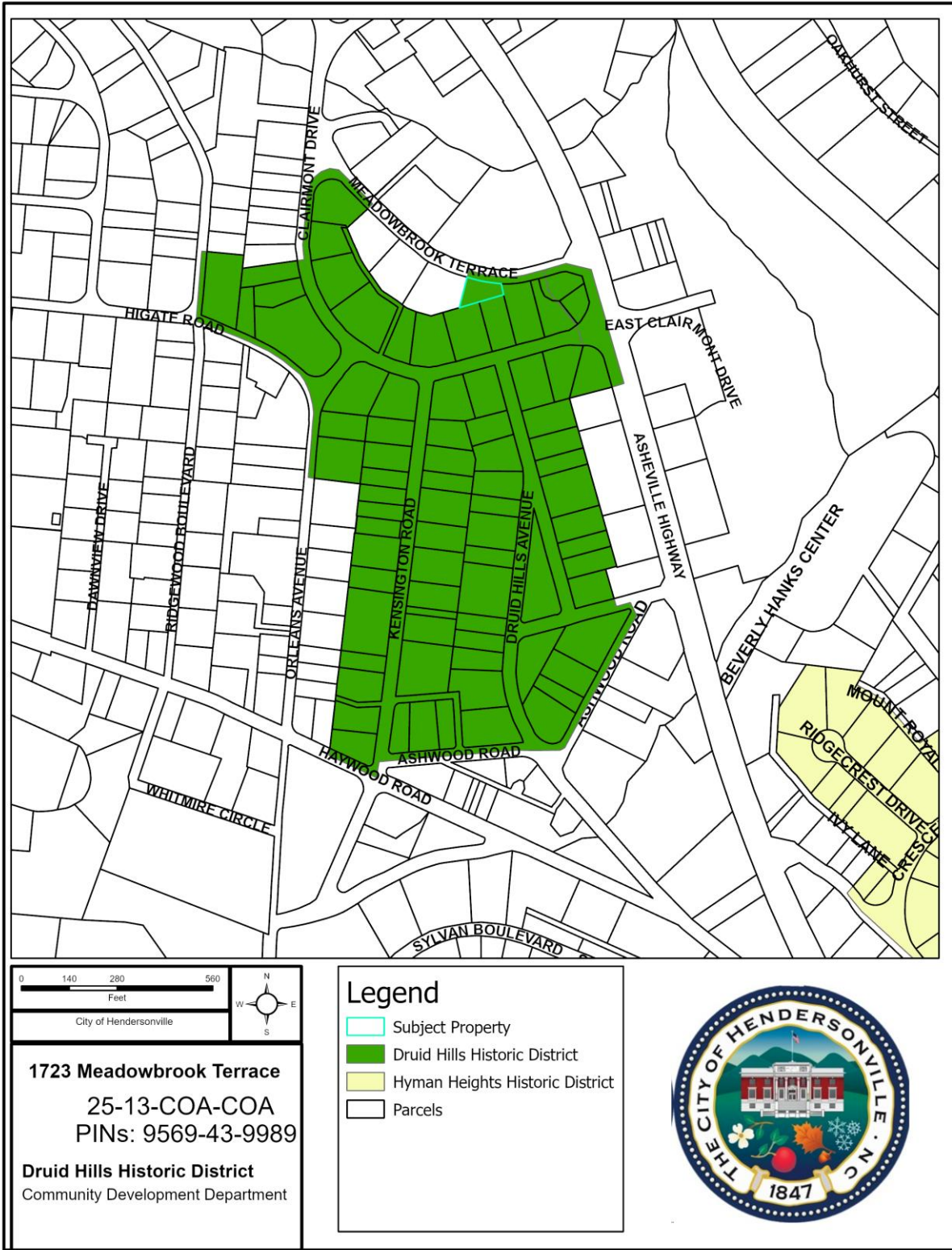
The current COA application is a Major Work according to the standards of Residential Design Guidelines.

REQUEST I: Replacement Rear Kitchen Windows. The applicant is seeking approval to replace three rear windows. The applicant has proposed replacement windows that mimic the original windows in-kind.

REQUEST II: Replacement Casement Windows. In doing restoration work to the interior of the home, the applicant uncovered casement windows that previously were boarded up. The applicant is seeking approval to expose the casement windows and replace the existing windows with replicas.

REQUEST III: Introducing Double Doors to Rear of Home. The applicant is seeking approval to introduce double doors to the rear of the home. The applicant would be removing two windows on a side sunporch to create the opening for the double doors.

CITY OF HENDERSONVILLE - DRUID HILLS HISTORIC DISTRICT OVERLAY



HISTORY OF SUBJECT PROPERTY

G. Florence Boyle House

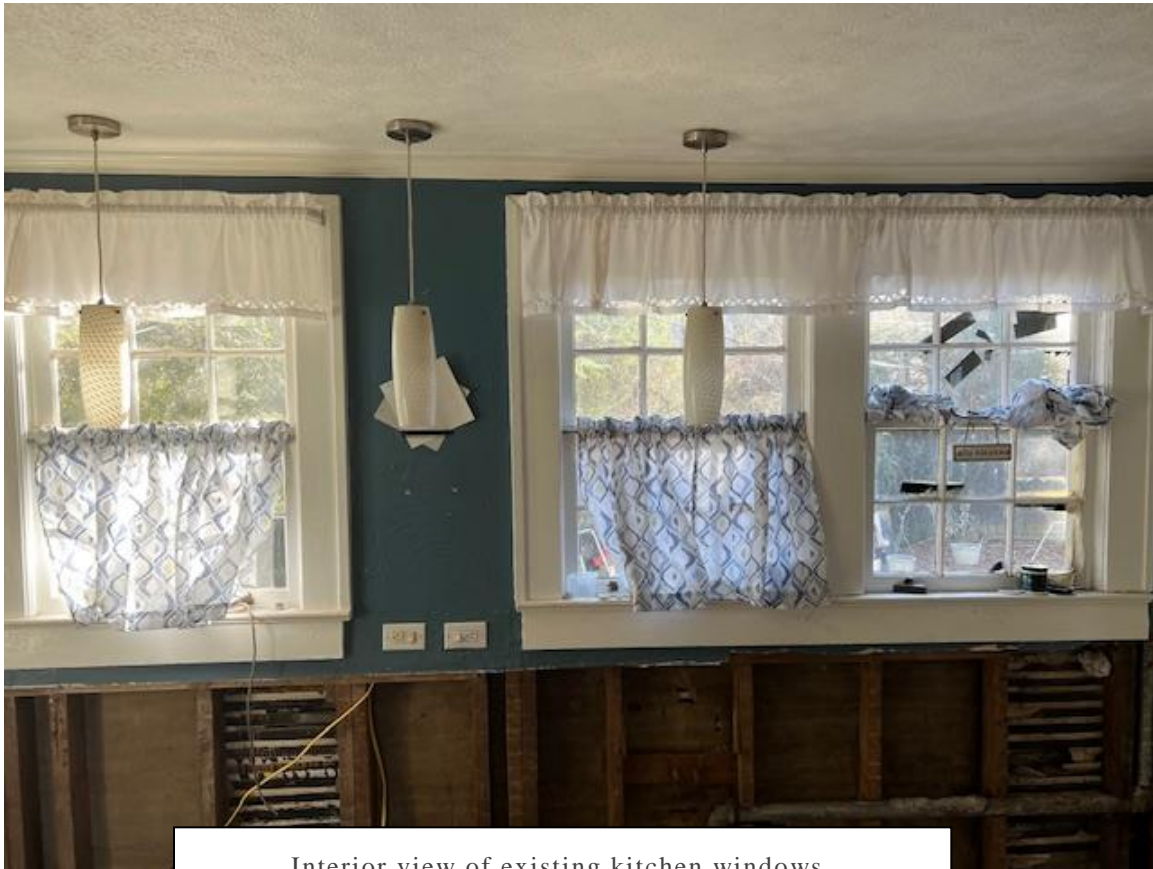
Contributing, by 1926.

Two-story Tudor Revival with a side gable roof and sweeping front gable projecting wings to the front. Windows are either double or triple six-over-six, and the front door is a single light over panel. The front door is set within an arched opening. Attached one-story former garage on the east side has been converted to a room with exterior French doors. Shed roof one-story wing on the west. Wooded lot, with a terraced front lawn. Central concrete stairs and walkway; lower stairs are brick. Mrs. G. Florence Boyle lived here from 1940 to 1941. James D. Sloan, a manager at Duke Power Company, and his wife Lilli M. lived here from 1942 to at least 1949. Good condition.

(Sanborn maps, city directories)



REQUEST I: Replacement Rear Kitchen Windows - Site Images



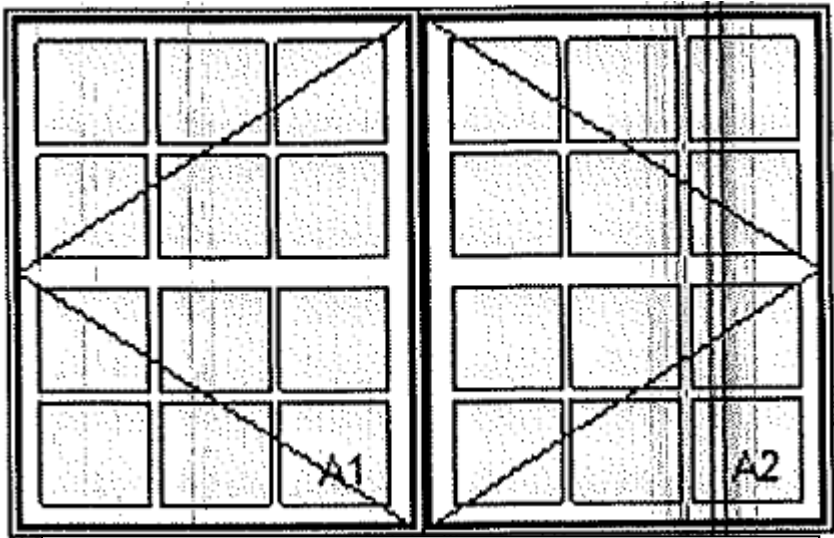
Interior view of existing kitchen windows.



Exterior view of existing kitchen windows.



Exterior view of existing kitchen windows.



Rendering of exterior of proposed windows.

REQUEST I: Replacement Rear Kitchen Windows

The proposed replacement windows are governed by the *Hendersonville Historic Preservation Commission Residential Design Standards*, which is applied to the City's Druid Hills Historic District. The following sections are applicable to the proposed Certificate of Appropriateness application:

Section 3.7 WINDOWS AND DOORS

Sec. 3.7.4 – Repair historic windows and doors and their distinctive features through recognized preservation methods for patching, consolidating, splicing, and reinforcing.

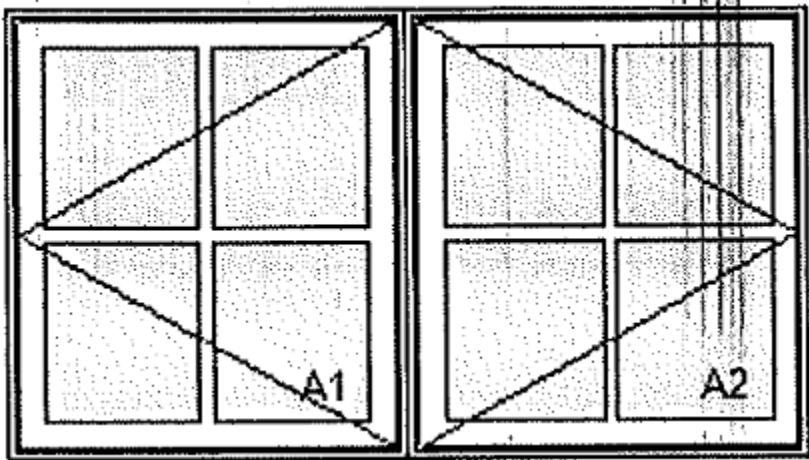
Sec. 3.7.5 – If replacement of a deteriorated window or door feature or detail is necessary, replace only the deteriorated feature in kind rather than the entire unit. Match the original in design, dimension, and material. Consider compatible substitute materials only if using the original material is not technically feasible.

Sec. 3.7.6 - If replacement of a deteriorated window or door unit is necessary, replace the unit in kind, matching the design and the dimension of the original sash or panels, pane configuration, architectural trim, detailing, and materials. Consider compatible substitute materials only if using the original material is not technically feasible.

REQUEST II: Replacement Casement Windows – Site Photos



Casement windows exposed during renovations inside the home.



Rendering of proposed casement windows.

REQUEST II: Replacement Casement Windows - DESIGN STANDARDS CRITERIA

The proposed replacement windows are governed by the *Hendersonville Historic Preservation Commission Residential Design Standards*, which is applied to the City's Druid Hills Historic District. The following sections are applicable to the proposed Certificate of Appropriateness application:

Section 3.6 EXTERIOR WALLS

Sec. 3.6.7 – If an exterior wall or feature is completely missing, replace it with a new wall or feature based on accurate documentation of the original or a new design compatible with the historic character of the building and district.

Section 3.7 WINDOWS AND DOORS

Sec. 3.7.4 – Repair historic windows and doors and their distinctive features through recognized preservation methods for patching, consolidating, splicing, and reinforcing.

Sec. 3.7.5 – If replacement of a deteriorated window or door feature or detail is necessary, replace only the deteriorated feature in kind rather than the entire unit. Match the original in design, dimension, and material. Consider compatible substitute materials only if using the original material is not technically feasible.

Sec. 3.7.6 - If replacement of a deteriorated window or door unit is necessary, replace the unit in kind, matching the design and the dimension of the original sash or panels, pane configuration, architectural trim, detailing, and materials. Consider compatible substitute materials only if using the original material is not technically feasible.

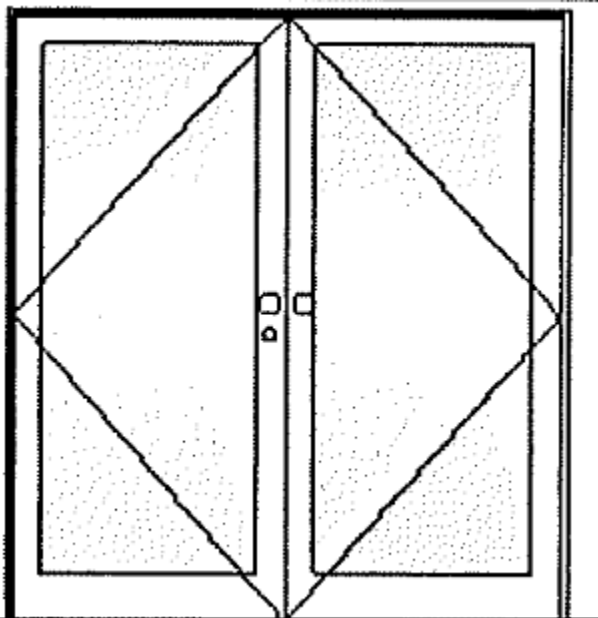
REQUEST III: Introducing Double Doors to Rear of Home - Site Photos



Exterior photo of windows proposed to be replaced with double doors.



Interior photos of windows proposed to be removed and replaced with double doors.



Rendering of proposed double door.

REQUEST III: Introducing Double Doors to Rear of Home - DESIGN STANDARDS CRITERIA

The proposed double doors on the rear of the house are governed by the *Hendersonville Historic Preservation Commission Residential Design Standards*, which is applied to the City's Druid Hills Historic District. The following sections are applicable to the proposed Certificate of Appropriateness application:

Section 3.6 EXTERIOR WALLS

Sec. 3.6.8 – The original architectural character of exterior walls should be maintained when adding window or door openings, bays, vents, balconies, or chimneys.

Section 3.7 WINDOWS AND DOORS

Sec. 3.7.1 – Retain and preserve windows that contribute to the overall historic character of a building, including their functional and decorative features such as frames, sash, muntins, sills, heads, moldings, surrounds, hardware, shutters, and blinds.

Sec. 3.7.7 – If a window or door is completely missing, replace it with a new unit based on accurate documentation of the original or a new design compatible with the original opening and the historic character of the building.

Sec. 3.7.9 – If additional windows or doors are necessary for a new use, install them on a rear or non-character-defining elevation of the building, but only if they do not compromise the architectural integrity of the building. Design such units to be compatible with the overall design of the building, but do not duplicate the original.



CERTIFICATE OF APPROPRIATENESS APPLICATION

Community Development Department 100 N King St.
Hendersonville, NC 28792
828-697-3010

REQUIRED MATERIALS CHECKLIST

Procedures for Reviewing Applications for Certificates Appropriateness

The City's Historic Preservation Ordinance provides that no one may erect, alter, restore, move, or demolish the exterior portion of any building or other structure, nor undertake significant modifications to landscaping and other site features, without a Certificate of Appropriateness (COA) which must be approved prior to the commencement of work. The COA application is processed through the city of Hendersonville Planning Department by the Commission Coordinator (828-697- 3010).

All COA applications are **due 30 days prior** to the next regular Commission meeting date. The Historic Preservation Commission meets the **third Wednesday of each month at 5pm in the 2nd Floor Meeting Room located at City Hall (160 6th Ave E.)**.

Application Submittal Requirements and Required Materials Checklist

Design Standards, HPC Meeting Schedule and Staff Contact Information can be found on the City of Hendersonville Historic Preservation Commission Website: www.hendersonvillehpc.org

Date: 2/13/2025 Minor Work **Major Work** Major Work Resubmittal

Application Contact Information			
Applicant Name: Caryn Alexander	Property Address: 1723 Meadowbrook Terrace Hendersonville, NC 28791	Applicant Email: clalexander@ hcpsnc.org	Phone Number: (828) 243 - 2304
Property Owner Name (if different from Applicant)	Mailing Address:	Owner Email:	Phone Number:

COA Project Description – The burden of proof is on the Applicant to prove the proposed work is in keeping with the historical character of the district. Please list specific references in the Design Standards that support your application.

My house was severely affected by flooding from Hurricane Helene. I have 3 windows in my kitchen that do not function / open and have major damage to the sill and framing. The cords and pulleys are missing and the windows do not open and the sills are rotten due to faulty gutters that have now been repaired (January 2024). I am proposing to replace these 3 windows with casement windows for more ease of use and function since they are located above kitchen cabinets. I have included the proposal from Asheville Windows and Doors which includes their renderings and material usage. The new casement windows will have a wider rail in the middle to mimic the meeting rail on a double hung window.

During necessary demolition for mold remediation I uncovered a hidden window in my living room that is original to the house. I would like to restore the opening and place 2 casement windows back in the wall. This is fairly expensive since it has brick and stucco over the outside, but I feel it is important to return a window back to its original place in the home.

Lastly I would like to replace 2 windows (vinyl windows not original to the home) in the sunroom into doors to the backyard. Current access to the backyard is from the stairs to the basement. These doors would help the function of the home and be historically proper.

I have included the proposal from Asheville Windows & Doors that includes the materials (wood & wood cladding) and renderings

of all three project areas. All of these are on the back side of the house and not visible from the street. These windows will all be in the original opening and compatible design to the original current windows. In the kitchen they will be 6 over 6 like the rest of the original windows in the home. The hidden windows in the living room are two 4 pane casement windows that will be replaced with the same type and style of window. Asheville Windows & Doors does not have the Charleston Green paint that is the approved trim color for my house. We chose the ebony exterior color and will paint the exterior Charleston green if that is what is required.



CERTIFICATE OF

Community Development Department
100 N King St.

APPROPRIATENESS APPLICATION

Hendersonville, NC 28792

Property Owner Signature Caryn L. Alexander 2/13/2025

I, the undersigned, certify that all information in this application and in any attachments thereto is accurate to the best of my knowledge. Furthermore, I understand that should a certificate of appropriateness be issued, such certificate will be valid for a period of six months from the date of issuance. Failure to procure a building permit within that period will be considered as failure to comply with the certificate, and the certificate will become invalid. If a building permit is not required, the authorized work must be completed within six (6) months. Certificates can be extended for six (6) months by requesting an extension in writing prior to their expiration from the Commission Coordinator.

Caryn Alexander
Printed Property Owner(s) Name Property Owner(s) Signature

Printed Company Name (if applicable) Property Owner Title (if applicable)
*LLC, Inc., Trust *Member, Manager, Register Agent, etc.

Community Development Use Only

Date Received: 2/13/25 Received By: Sam Hayes Application Complete: Y / N Proposed HPC Meeting

Date (if applicable): _____ Notes: _____



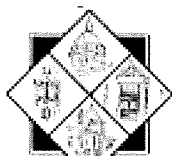
2

CERTIFICATE OF APPROPRIATENESS APPLICATION

Community Development Department 100 N King St.
Hendersonville, NC 28792

GENERAL APPLICATION REQUIREMENTS (FOR MINOR & MAJOR WORKS): Note: These items are <u>required</u> as part of a complete application package. Incomplete application packages <u>will not</u> move forward in the review process and will result in additional processing and review time.	
	Pre-Application Meeting with City Staff (Required for Major Work only)
	Detailed Project Description
	Color/Labeled Photographs of Subject Property
	Property Owner(s) Signature
MINOR WORK REQUIREMENTS	
	Fences and Walls

	Site Plan showing proposed location of fencing or wall (include dimensions)
	Rendering of proposed fence or wall style.
	Material Information (i.e. <i>brickwork, stucco, stone, concrete, wood, cast iron, and wrought iron</i>)
Landscaping Projects	
	Site Plan showing location of proposed unit.
	Mechanical Unit & Pad Specifications clearly indicating dimensions.
	Image showing location of unit and any proposed lines.
	Screening type - i.e. shrubbery, fencing, or other.
Rooftop Construction	
	Manufacturer Specifications , including material color.
	Roof Plan , showing location of rooftop mounted utility, access, or safety structures
Installation of Mechanical and Utility Equipment	
	Site Plan , showing location of proposed equipment
	Screening type , i.e. shrubbery, fencing, or other.
Foundation Repairs	
	Photographs showing existing conditions.
	Material information for any new material.
Masonry Repairs	
	Photographs showing existing conditions.
	Material information for any new material.
Awnings	
	Rendering showing location of awning.
	Material information , cloth, canvas, acrylic, or other
Removal of Artificial Siding	
	Photographs showing existing conditions.
	Original siding information and description of work , repair, repaint or replacement of original siding



APPLICATION

Community Development Department 100 N King

St.
Hendersonville, NC 28792

Existing Stairs, Landing, Steps and Entryways	
	Photograph showing existing conditions.
	Rendering of proposed exterior stairs, landing, steps, or entryway styles
	Material information for any new material.
Replacement of Missing Details	
	Photograph showing existing conditions.
	Rendering of proposed siding, trim, porch floors, ceilings, columns & balustrade or other architectural features
	Material information for any new material.
Replacement of Upper Façade Windows (Main Street Local Historic District)	
	Photograph showing existing conditions and number of windows to be replaced
	Material information for any new material.
Removal of Accessory Buildings (not original to the site)	
	Photograph showing existing conditions.
	Site Plan indicating location of accessory building
Accessibility	
	Site Plan indicating location of temporary structure.
	Material Information
Decks (Main Street Local Historic District)	
	Existing and Proposed Site Plans (drawn to scale; include entire site).
	Existing and Proposed Elevation Drawings (drawn to scale; side and rear elevations).
	Railing Detail Drawing
	Material Information
Other Miscellaneous Work Not Listed	
	Contact City Staff if you are not sure what is required for your scope of work.
MAJOR WORK REQUIREMENTS	
New Construction, Additions & Accessory Structures	

X	Materials Worksheet (Not required for Additions)
	Existing & Proposed Site Plans (drawn to scale)
	Existing & Proposed Floor Plans (drawn to scale)
	Existing & Proposed Elevation Drawings (drawn to scale)
	Tree Removal & Protection Plan (drawn to scale)
	Landscaping Plan
	Streetscape Rendering (Required for new structures sited adjacent to a right of way))
X	Manufacturer Specifications for All Materials (Including but not limited to windows, doors, siding, roofing, lighting, mechanical)

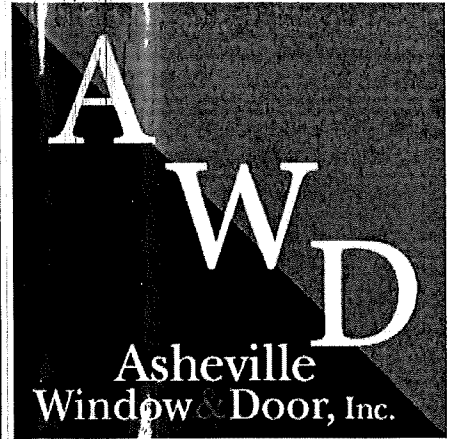
Alexander, Caryn 1723 Meadowbrook Ter 1/29 Kitchen & Sunroom

Quote #: E6EHQWT

A Proposal for Window and Door Products prepared for:

Shipping Address:

ASHEVILLE WINDOW & DOOR-ARDEN-CIR
15 WALDEN DR STE 101
ARDEN, NC 28704-8331



BRANNON ESKRITT
ASHEVILLE WINDOW & DOOR-ARDEN-CIR
PO BOX 1468
ARDEN, NC 28704-1468
Phone: (828) 687-7667

Email: brannon@ashwindow.com

This report was generated on 1/29/2025 2:32:16 PM using the Marvin Order Management System, version 0004.13.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

Featuring products from:



UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 11	TOTAL UNIT QTY: 11	EXT NET PRICE: USD 12,943.69
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LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	Kitchen Single WDW	Elevate	Casement CN 3343 RO 33" X 43 3/4" Entered as CN 3343	1,163.49	1	1,163.49
2	Twin Casement	Elevate	Elevate Assembly RO 69" X 43 3/4" Entered as FS 68" X Size by Units	2,493.39	1	2,493.39
3	French Door	Elevate	Outswing French Door CN 6065 RO 72" X 80" Entered as CN 6065	3,695.81	1	3,695.81
4	Window Install Labor	Non-Marvin	Labor Remove Existing Windows. Frame Opening to fit new windows. Pan and flash openings. Stage and set new windows. Shim, flash, foam and trim the exterior. Interior Trim by others.	2,142.00	1	2,142.00
5	Window Install Materials	Non-Marvin	Materials Window Install Materials	544.00	1	544.00
6	WDW Trim Material (Exterior)	Non-Marvin	Materials Trim Materials (Exterior) Wood Primed	620.00	1	620.00
7	Door Install	Non-Marvin	Labor Remove Existing Windows. Frame Opening to fit new windows. Pan and flash openings. Stage and set new windows. Shim, flash, foam and trim the exterior. Includes Cutting stucco under existing windows.	1,700.00	1	1,700.00
8	Door Install Materials	Non-Marvin	Materials Door Install Materials	310.00	1	310.00
9	Dumpster Fee	Non-Marvin	Other Dumpster Fee	275.00	1	275.00
10	STUCCO	Non-Marvin	Other Does not include any stucco or masonry repair. To be done by others.	0.00	1	0.00
11	PAINT	Non-Marvin	Other No Paint Included	0.00	1	0.00

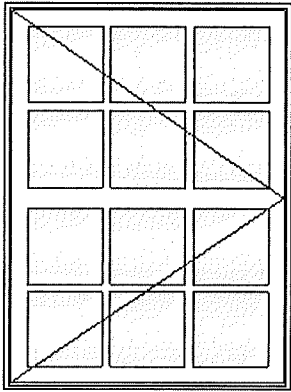
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LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: Kitchen Single WDW	Net Price:		1,163.49
Qty: 1		Ext. Net Price:	USD	1,163.49

MARVIN



As Viewed From The Exterior

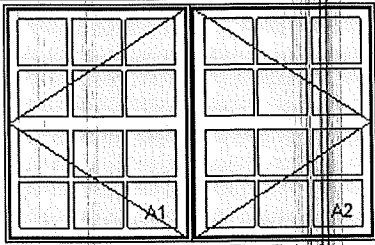
Entered As: CN
 MO 32 1/2" X 43 1/2"
 CN 3343
 FS 32" X 43 1/4"
 RO 33" X 43 3/4"
Egress Information
 Width: 23 15/64" Height: 38 27/32"
 Net Clear Opening: 6.27 SqFt
Performance Information
 U-Factor: 0.27
 Solar Heat Gain Coefficient: 0.17
 Visible Light Transmittance: 0.38
 Condensation Resistance: 59
 CPD Number: MAR-N-250-01104-00001
 ENERGY STAR: SC, S
Performance Grade
 Licensee #898
 AAMA/WDMA/CSA/101/ I.S.2/A440-08
 LC-PG50 914X1603 mm (37X63.5 in)
 Water Resistance: 7.52 psf
 LC-PG50 DP +50/-50
 FL9684

Ebony Exterior
 White Interior
 Elevate Casement - Right Hand
 CN 3343
 Rough Opening 33" X 43 3/4"
 Ebony Exterior
 White Interior
 IG
 Low E3 w/Argon
 Black Perimeter and Spacer Bar
 2 11/32" Simulated Rail Rectangular
 Standard 1.0:2.0
 7/8" SDL - With Spacer Bar - Black
 Top Cut 3W2H - Bottom Cut 3W2H
 12 Rect Lites
 Ebony Ext - White Int
 White Folding Handle
 Interior Aluminum Screen
 Bright View Mesh
 White Surround
 4 9/16" Jambos
 Nailing Fin
 ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit: Twin Casement	Net Price:		2,493.39
Qty: 1		Ext. Net Price:	USD	2,493.39

MARVIN

Ebony Exterior
 White Interior
 2W1H - Rectangle Assembly
 Assembly Rough Opening
 69" X 43 3/4"
 Unit: A1
 Elevate Casement - Left Hand



As Viewed From The Exterior

Entered As: FS x Size by Units
MO 68 1/2" X 43 1/2"
FS 68" X 43 1/4"
RO 69" X 43 3/4"
Egress Information A1, A2
 Width: 25 15/64" Height: 38 27/32"
 Net Clear Opening: 6.81 SqFt
Performance Information A1, A2
 U-Factor: 0.27
 Solar Heat Gain Coefficient: 0.17
 Visible Light Transmittance: 0.38
 Condensation Resistance: 59
 CPD Number: MAR-N-250-01104-00001
 ENERGY STAR: SC, S
Performance Information OA
Performance Grade A1, A2
 Licensee #898
 AAMA/WDMA/CSA/101/ I.S.2/A440-08
 LC-PG50 914X1603 mm (37X63.5 in)
 Water Resistance: 7.52 psf
 LC-PG50 DP +50/-50
 FL9684
Performance Grade Mull
 Licensee #898
 AAMA 450-10
 LC-PG50 2844X1829 mm (56X72 in)
 Water Resistance: 7.52 psf
 LC-PG50 DP 50
 FL14133
Performance Grade Overall Assembly
 Water Resistance: 7.52 psf
 LC-PG50 DP

Basic Frame 34" X Call Number 43
 Rough Opening 35" X 43 3/4"
 Ebony Exterior
 White Interior
 IG
 Low E3 w/Argon
 Stainless Perimeter and Spacer Bar
 2 11/32" Simulated Rail Rectangular
 Standard 1.0:2.0
 7/8" SDL - With Spacer Bar - Stainless
 Top Cut 3W2H - Bottom Cut 3W2H
 12 Rect Lites
 Ebony Ext - White Int
 White Folding Handle
 Interior Aluminum Screen
 Bright View Mesh
 White Surround

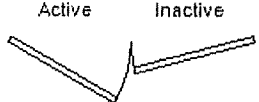
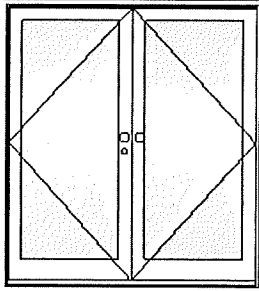
Unit: A2
 Elevate Casement - Right Hand
 Basic Frame 34" X Call Number 43
 Rough Opening 35" X 43 3/4"
 Ebony Exterior
 White Interior
 IG
 Low E3 w/Argon
 Stainless Perimeter and Spacer Bar
 2 11/32" Simulated Rail Rectangular
 Standard 1.0:2.0
 7/8" SDL - With Spacer Bar - Stainless
 Top Cut 3W2H - Bottom Cut 3W2H
 12 Rect Lites
 Ebony Ext - White Int
 White Folding Handle
 Interior Aluminum Screen
 Bright View Mesh
 White Surround
 4 9/16" Jambs
 Nailing Fin w/ Certification Brackets
 ***Note: This configuration is certified to AAMA 450.
 ***Note: Divided lite cut alignment may not be accurately represented in the
 OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

Line #3	Mark Unit: French Door	Net Price:		3,695.81
Qty: 1		Ext. Net Price:	USD	3,695.81



Ebony Exterior
 White Interior
 Elevate Outswing French Door XX Right Hand
 CN 6065
 Rough Opening 72" X 80"
 Glass Add For All Panels
 Left Panel
 Ebony Exterior
 White Interior
 IG - 1 Lite
 Tempered Low E3 w/Argon
 Stainless Perimeter Bar
 Right Panel
 Ebony Exterior
 White Interior
 IG - 1 Lite
 Tempered Low E3 w/Argon
 Stainless Perimeter Bar

Item A.



As Viewed From The Exterior

Entered As: CN
 MO 71 1/2" X 79 3/4"
 CN 6065
 FS 71" X 79 1/2"
 RO 72" X 80"
Egress Information
 Width: 64 7/32" Height: 76 35/64"
 Net Clear Opening: 34.13 SqFt
Performance Information
 U-Factor: 0.28
 Solar Heat Gain Coefficient: 0.18
 Visible Light Transmittance: 0.42
 Condensation Resistance: 62
 CPD Number: MAR-N-331-01034-00001
 ENERGY STAR: SC, S
Performance Grade
 Licensee #863
 AAMA/WDMA/CSA/101/ I.S.2/A440-08
 LC-PG50 1803X2082 mm (71X82 in)
 Water Resistance: 8.36 psf
 LC-PG50 DP +50/-50
 FL10196

Multi-Point Lock
 Cambridge Handle Matte Black Keyed Exterior Primary Handle Set
 Cambridge Handle White Interior Primary Handle Set
 Cambridge Handle Matte Black Exterior Secondary Handle Set
 Cambridge Handle White Interior Secondary Handle Set
 Keyed
 Ebony Adjustable Hinges
 Bronze Ultrex Sill / Black Weather Strip
 4 9/16" Jamb
 Nailing Fin
*****Note: Unit Availability and Price is Subject to Change**

Line #4	Mark Unit: Window Install Labor	Net Price:		2,142.00
Qty: 1		Ext. Net Price:	USD	2,142.00

Labor Remove Existing Windows. Frame Opening to fit new windows. Pan and flash openings. Stage and set new windows. Shim, flash, foam and trim the exterior. Interior Trim by others.

Line #5	Mark Unit: Window Install Materials	Net Price:		544.00
Qty: 1		Ext. Net Price:	USD	544.00

Materials Window Install Materials

Line #6	Mark Unit: WDW Trim Material (Exterior)	Net Price:		620.00
Qty: 1		Ext. Net Price:	USD	620.00

Materials Trim Materials (Exterior) Wood Primed

Line #7	Mark Unit: Door Install	Net Price:		1,700.00
Qty: 1		Ext. Net Price:	USD	1,700.00

Labor Remove Existing Windows. Frame Opening to fit new windows. Pan and flash openings. Stage and set new windows. Shim, flash, foam and trim the exterior. Includes Cutting stucco under existing windows.

Line #8	Mark Unit: Door Install Materials	Net Price:		310.00
Qty: 1		Ext. Net Price:	USD	310.00

Materials Door Install Materials

Line #9	Mark Unit: Dumpster Fee	Net Price:		275.00
Qty: 1		Ext. Net Price:	USD	275.00

Other Dumpster Fee

Line #10	Mark Unit: STUCCO	Net Price:		0.00
Qty: 1		Ext. Net Price:	USD	0.00

Other Does not include any stucco or masonry repair. To be done by others.

Line #11	Mark Unit: PAINT	Net Price:		0.00
Qty: 1		Ext. Net Price:	USD	0.00

Other No Paint Included

Project Subtotal		Net Price: USD	7,352.69
		Taxable Labor: USD	3,842.00
		Taxable Materials: USD	1,474.00
		Taxable Other: USD	275.00
		7.000% Sales Tax: USD	906.06
		Project Total Net Price: USD	13,849.75

TERMS AND CONDITIONS

QUOTE GOOD FOR 15 DAYS

This form is to verify that Signee has read, reviewed and approved the final order for the estimate given to the customer by Asheville Window and Door, Inc.

Any alterations or revisions must be received by Asheville Window and Door within 72 hours of submitting the signed pending order. Asheville Window and Door is not responsible for any alterations made after 72 hours. Any changes must be acknowledged in writing by the signee and Asheville Window and Door. The ORDER is FINAL and cannot be changed or altered in any way.

ALL SPECIAL ORDERS ARE NON-REFUNDABLE.

UNFINISHED WOOD DOORS- It is the responsibility of the signee on unfinished wood and molded doors, to fill nails holes. Cut off excess sealant around glass, fill Minor imperfections and sand the entire door prior to finishing. All unfinished doors must be finished on all sides including top, bottom, sides, Face and the bore holes. Door can not be left unfinished in the weather at anytime and must be protected. Wood door with less than a 1/4" warp is considered acceptability and not a defect. Molded doors require a light sanding on the entire door before finishing.

VENDOR DELAYS

Asheville Window and Door will not be held responsible for vendor delays or Weather related delays. Asheville Window And Door, is only responsible for the product and install labor if contract includes installation and will not be responsible for reorder time. There will be not compensation for time lost.

Product Warranty

Asheville Window & Door will provide product warranty from manufacture. It is up to the manufacture to determine any remedy for each product. Asheville window & Door always follows the manufacture for resolution of product service or replacement. Asheville Window is not responsible to replace product.

Installation Warranty

Asheville Window & Door will be responsible for proper installation of products for labor and install materials only, Asheville Window & Door, Inc. Will solely determine any remedies on installation as we to bring product into its specification.

Balance is due on completion or delivery, if a part is damaged or missing only that part will be billed at a later date the rest of the balance is due.

The customer's signature verifies that he/she has reviewed all product specifications including dimensions, handing, interior and exterior finish, glass type, grille type and configuration, jamb depth, hardware style and finish.

Signee gives Asheville Window & Door the ok to take pictures of the products install by us to use in our advertising. We will not disclose location of the property

Asheville Window and Door is responsible for product dimensions : YES NO

A FINANCE CHARGE of 1.5% per month (on the balance owed) will be incurred if the balance is not paid within 15 days after final delivery or completion of installation.

PLEASE NOTE DELIVERY CHARGE DOES NOT APPLY TO JOBS WE ARE INSTALLING.

Item A.

Delivery is available and will include provision of one man. The owner/contractor will supply additional labor to unload truck unless otherwise specified on the order. If additional labor is required for unloading, there will be a charge of \$62.50/Hour per man.

Asheville Window And Door will supply one delivery at no charge, if a partial shipment arrives we will be glad to make another delivery but there will be a charge of \$125.00 per delivery upto 50 miles

Note: If Signee needs Asheville window & door to check and adjust windows & doors that have been install by others we charge a \$250.00 fee for the first hour and then \$125.00 per hour. We recommend that all the windows and doors have been cleaned and that the heat or A/c has been runing for at least two weeks.

Please note Asheville Window and door will put you on the schedule after product arrives to our Warehouse, this is due to manufacturers variation on delivery time. Our schedule will very depending on work loac, Once product has been check in our scheduler will give you a call and schedule installation. Our normal install lead time for install is 4 to 6 weeks but may be longer depending time of year. Please note your sales person does not have instalation or delivery dates. Call and ask for our scheduler and that person will give you the correct date and time. 1-828-687-7667 Ext.104 If no answer please leave message and we will call you back.

PAYMENT INFOMATION (Do not send any payment infomation by email or Mail). Asheville Window & Door, Inc . is not responsible for Email or Mail fraud, It is the responsible of the signee to make payments directly with your sales person or the office staff. Asheville Window & Door will never ask for any personal infomation through Email or Mail if you are not sure please call the office for any additional help to process your payments.

(Signee has Read Terms and Conditions)
Initials _____

PRODUCT AND PERFORMANCE INFORMATION

NFRC Ratings:

NFRC energy ratings may vary depending on the exact configuration of glass thickness used on the unit. NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements. NFRC values and ratings are finalized on the date of manufacture.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform rating system for the energy performance of fenestration products, including windows, doors and skylights. For additional information regarding this rating system, see www.nfrc.org.

Code (residential, building or energy) Compliance:

Determining the suitability and compliance with state, provincial, local, or other applicable building codes or standards, including energy codes, is the responsibility of the buyer, user, architect, contractor, installer, and/or other construction professional.

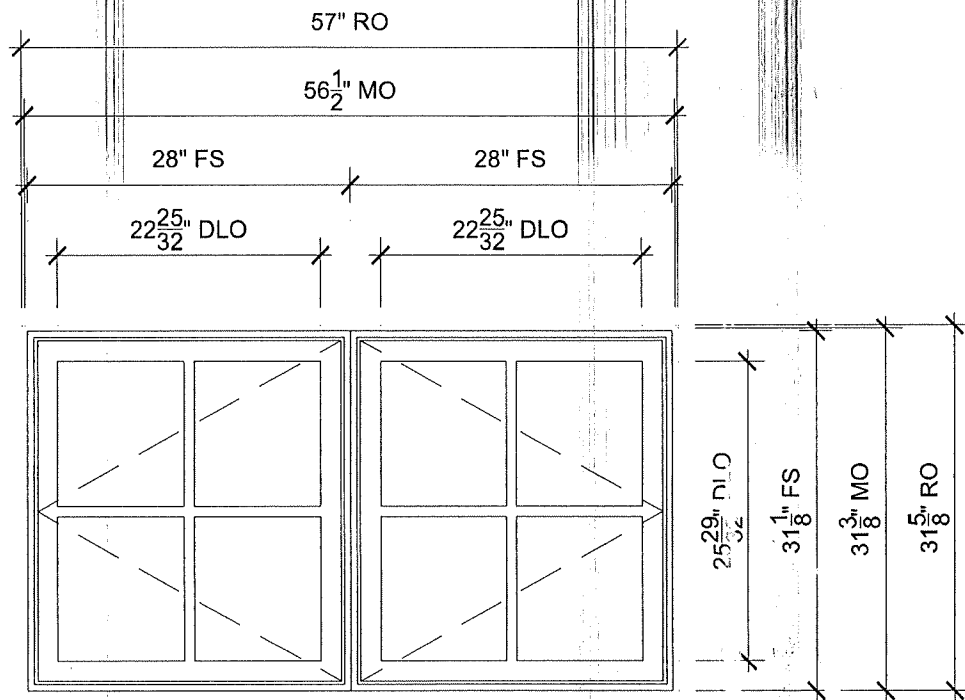
PURCHASE APPROVAL/SIGN OFF

	Project Subtotal Net Price: USD	7,352.69
	Taxable Labor: USD	3,842.00
	Taxable Materials: USD	1,474.00
	Taxable Other: USD	275.00
	7.000% Sales Tax: USD	906.06
	Project Total Net Price: USD	13,849.75

I have reviewed all line item quotes in detail and agree that the product specifications and pricing are accurate, and I approve the project for order. I acknowledge that additional charges, tax or Terms and Conditions may apply.

Seller: _____

Buyer: _____



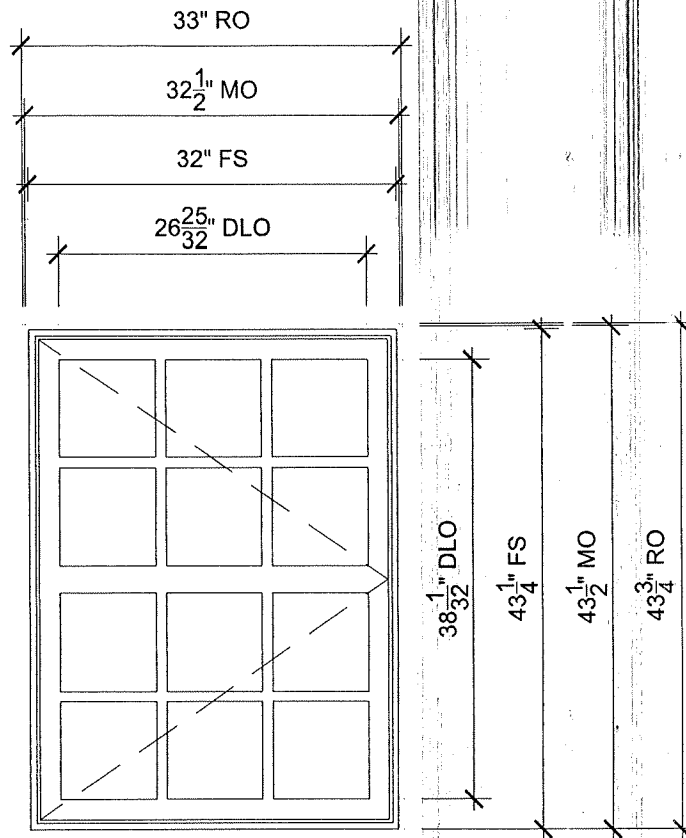
LIVING ROOM TWIN CASEMENT
SCALE: 3/4" = 1'-0"



PROJ/JOB: Alexander, Caryn / 1723 Meadowbrook Terrace 1/29 Living room
DIST/DEALER: ASHEVILLE WINDOW & DOOR-ARDEN
DRAWN: BRANNON ESKRITT
QUOTE#: DJHNN26 PK VER: 0004.13.00

CREATED: 01/29/2025 REV: SION:

SHEET
1
OF 1



KITCHEN SINGLE WDW

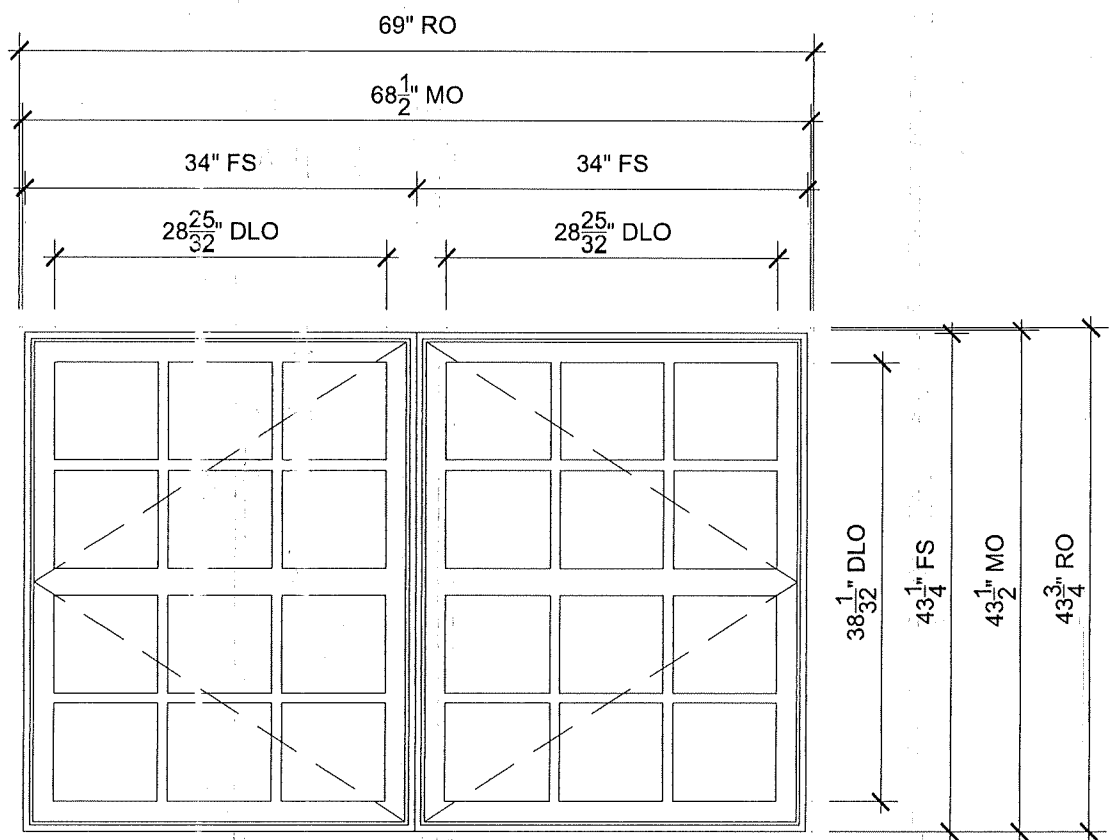
SCALE: 3/4" = 1'-0"



PROJ/JOB: Alexander, Caryn / 1723 Meadowbrook Ter 1/29 Kitchen & Sunroom
DIST/DEALER: ASHEVILLE WINDOW & DOOR-ARDEN
DRAWN: BRANNON ESKRITT
QUOTE#: E6EHQWT PK VER: 0004.13.00

CREATED: 01/29/2025 REVISION:

SHEET
1
OF 3



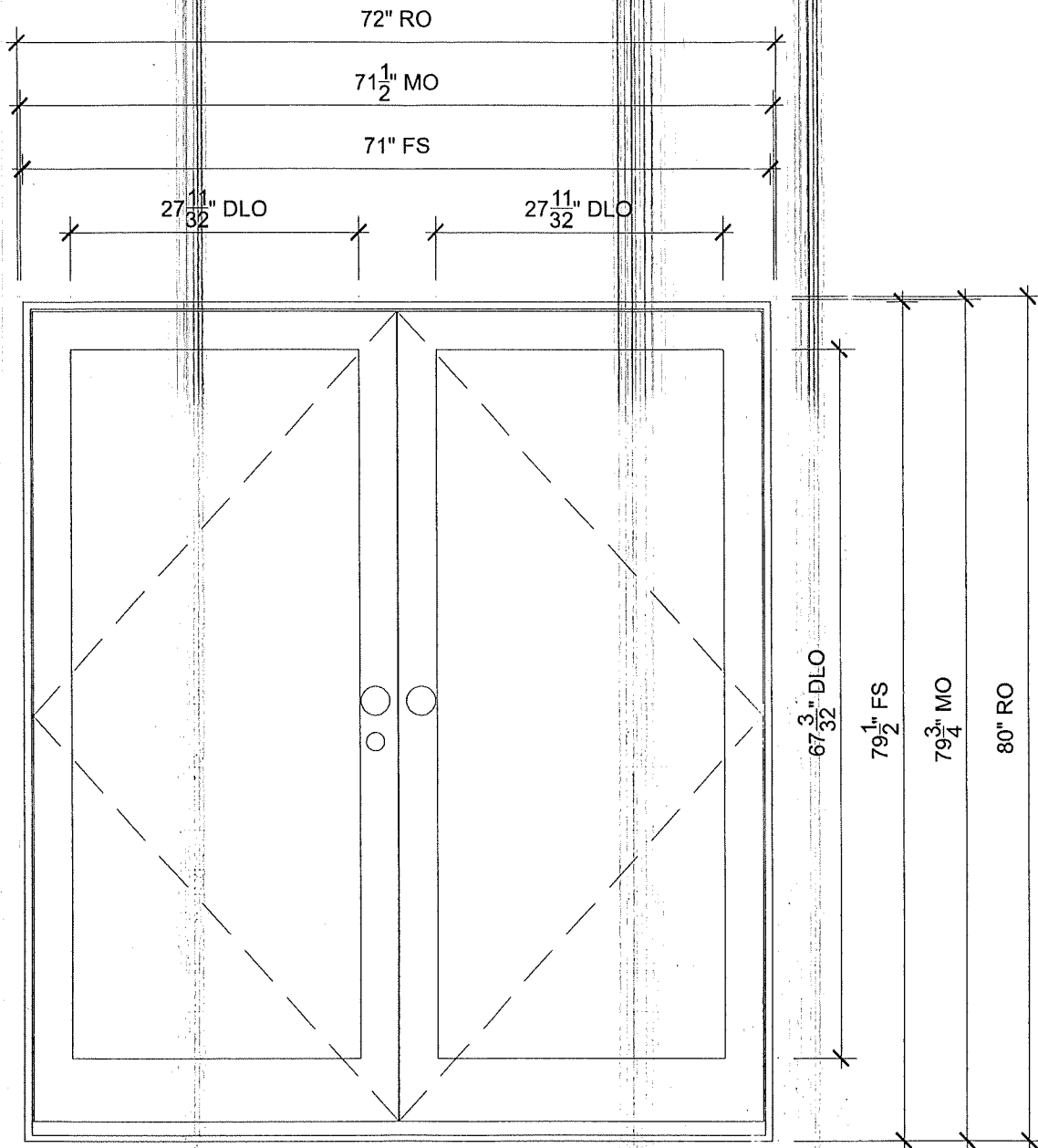
TWIN CASEMENT

SCALE: 3/4" = 1'-0"



PROJ/JOB Alexander, Caryn / 1723 Meadowbrook Ter 1/29 Kitchen & Sunroom
DIST/DEALER ASHEVILLE WINDOW & DOOR-ARDEN
DRAWN: BRANNON ESKRITT
QUOTE#: I 6EHQWT PK VER: 0004.13.00 CREATED: 01/29/2025 REVISION:

SHEET
2
OF 3



FRENCH DOOR
SCALE: 3/4" = 1'-0"



PROJ/JOB: Alexander, Caryn / 1723 Meadowbrook Ter 1/29 Kitchen & Sunroom
DIST/DEALER: ASHEVILLE WINDOW & DOOR-ARDEN
DRAWN: BRANNON ESKRITT
QUOTE#: E6EHQWT PK VER: 0004.13.00

CREATED: 01/29/2025 REVISION:

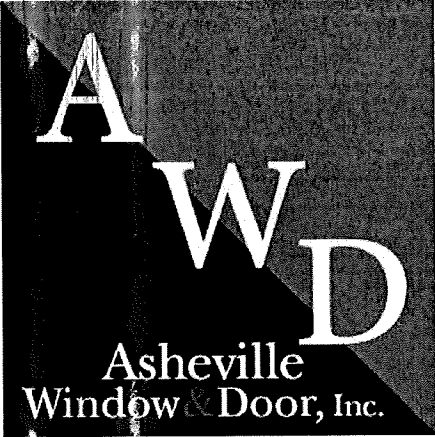
SHEET
3
OF 3

Alexander, Caryn
1723 Meadowbrook Terrace 1/29 Living
room

Quote #: DJHNN26

A Proposal for Window and Door Products prepared for:
Job Site:
28791

Shipping Address:
ASHEVILLE WINDOW & DOOR-ARDEN-CIR
15 WALDEN DR STE 101
ARDEN, NC 28704-8331



BRANNON ESKRITT
ASHEVILLE WINDOW & DOOR-ARDEN-CIR
PO BOX 1468
ARDEN, NC 28704-1468
Phone: (828) 687-7667

Email: brannon@ashvwindow.com

This report was generated on 1/29/2025 2:29:29 PM using the Marvin Order Management System, version 0004.13.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

Featuring products from:



UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 6	TOTAL UNIT QTY: 6	EXT NET PRICE: USD 3,240.71
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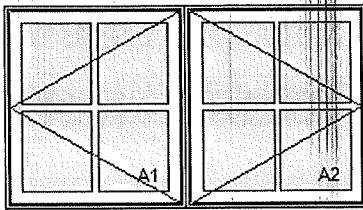
LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
4	Living Room Twin Casement	Elevate	Elevate Assembly RO 57" X 31 5/8" Entered as FS 56" X Size by Units	1,375.71	1	1,375.71
5	Window Install	Non-Marvin	Labor Remove Existing Windows. Frame Opening to fit new windows. Pan and flash openings. Stage and set new windows. Shim, flash, foam and trim the exterior. Interior Trim by others.	1,428.00	1	1,428.00
6	Install Material	Non-Marvin	Materials Install Material	272.00	1	272.00
7	Dumpster Fee	Non-Marvin	Other Dumpster Fee	165.00	1	165.00
8	STUCCO	Non-Marvin	Other Does not include any stucco or masonry repair. To be done by others.	0.00	1	0.00
9	PAINT	Non-Marvin	Other No Paint Included	0.00	1	0.00

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #4	Mark Unit: Living Room Twin Casement	Net Price:	1,375.71
Qty: 1		Ext. Net Price:	USD 1,375.71

MARVIN



As Viewed From The Exterior

Entered As: FS x Size by Units
 MO 56 1/2" X 31 3/8"
 FS 56" X 31 1/8"
 RO 57" X 31 5/8"
Egress Information A1, A2
 Width: 21 7/8" Height: 26 23/32"
 Net Clear Opening: 4.06 SqFt
Performance Information A1, A2
 U-Factor: 0.27
 Solar Heat Gain Coefficient: 0.18
 Visible Light Transmittance: 0.42
 Condensation Resistance: 59
 CPD Number: MAR-N-250-01074-00001
 ENERGY STAR: SC, S
Performance Information OA
Performance Grade A1, A2
 Licensee #898
 AAMA/WDMA/CSA/101/ I.S.2/A440-08
 LC-PG50 711X1807 mm (29X71.5 in)
 Water Resistance: 7.52 psf
 LC-PG50 DP +50/-50
 FL9684
Performance Grade Mull
 Licensee #898
 AAMA 450-10
 LC-PG50 2844X1829 mm (56X72 in)
 Water Resistance: 7.52 psf
 LC-PG50 DP 50
 FL14133
Performance Grade Overall Assembly
 Water Resistance: 7.52 psf
 LC-PG50 DP

Ebony Exterior
 White Interior
 2W1H - Rectangle Assembly
 Assembly Rough Opening
 57" X 31 5/8"

Unit: A1
 Elevate Casement - Left Hand
 CN 2931
 Rough Opening 29" X 31 5/8"
 Ebony Exterior
 White Interior
 IG
 Low E3 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Special Cut 2W2H
 Ebony Ext - White Int
 White Folding Handle
 Interior Aluminum Screen
 Bright View Mesh
 White Surround

Unit: A2
 Elevate Casement - Right Hand
 CN 2931
 Rough Opening 29" X 31 5/8"
 Ebony Exterior
 White Interior
 IG
 Low E3 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Special Cut 2W2H
 Ebony Ext - White Int
 White Folding Handle
 Interior Aluminum Screen
 Bright View Mesh
 White Surround
 4 9/16" Jamb
 Nailing Fin w/ Certification Brackets
 ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
 ***Note: This configuration is certified to AAMA 450.
 ***Note: Unit Availability and Price is Subject to Change

Line #5	Mark Unit: Window Install	Net Price:	1,428.00
Qty: 1		Ext. Net Price:	USD 1,428.00

Labor Remove Existing Windows. Frame Opening to fit new windows. Pan and flash openings. Stage and set new windows. Shim, flash, foam and trim the exterior. Interior Trim by others.

Line #6	Mark Unit: Install Material	Net Price:	272.00
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Qty: 1		Ext. Net Price:	USD	272.00
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Materials Install Material

Line #7	Mark Unit: Dumpster Fee	Net Price:		165.00
Qty: 1		Ext. Net Price:	USD	165.00

Other Dumpster Fee

Line #8	Mark Unit: STUCCO	Net Price:		0.00
Qty: 1		Ext. Net Price:	USD	0.00

Other Does not include any stucco or masonry repair. To be done by others.

Line #9	Mark Unit: PAINT	Net Price:		0.00
Qty: 1		Ext. Net Price:	USD	0.00

Other No Paint Included

	Project Subtotal Net Price: USD	1,375.71
	Taxable Labor: USD	1,428.00
	Taxable Materials: USD	272.00
	Taxable Other: USD	165.00
	7.000% Sales Tax: USD	226.85
	Project Total Net Price: USD	3,467.56

TERMS AND CONDITIONS

QUOTE GOOD FOR 15 DAYS

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Any alterations or revisions must be received by Asheville Window and Door within 72 hours of submitting the signed pending order. Asheville Window and Door is not responsible for any alterations made after 72 hours. Any changes must be acknowledged in writing by the signee and Asheville Window and Door. The ORDER is FINAL and cannot be changed or altered in any way.

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Product Warranty

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The customer's signature verifies that he/she has reviewed all product specifications including dimensions, handing, interior and exterior finish, glass type, grille type and configuration, jamb depth, hardware style and finish.

Signee gives Asheville Window & Door the ok to take pictures of the products installed by us to use in our advertising. We will not disclose location of the property

Asheville Window and Door is responsible for product dimensions : YES NO

A FINANCE CHARGE of 1.5% per month (on the balance owed) will be incurred if the balance is not paid within 15 days after final delivery or completion of installation.

PLEASE NOTE DELIVERY CHARGE DOES NOT APPLY TO JOBS WE ARE INSTALLING.

Delivery is available and will include provision of one man. The owner/contractor will supply additional labor to unload truck unless otherwise specified on the order. If additional labor is required for unloading, there will be a charge of \$62.50/Hour per man.

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(Signee has Read Terms and Conditions)
Initials _____

PRODUCT AND PERFORMANCE INFORMATION

NFRC Ratings:

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Code (residential, building or energy) Compliance:

Determining the suitability and compliance with state, provincial, local or other applicable building codes or standards, including energy codes, is the responsibility of the buyer, user, architect, contractor, installer, and/or other construction professional.

PURCHASE APPROVAL/SIGN OFF

Project Subtotal Net Price: USD	1,375.71
Taxable Labor: USD	1,428.00
Taxable Materials: USD	272.00
Taxable Other: USD	165.00
7.000% Sales Tax: USD	226.85
Project Total Net Price: USD	3,467.56

I have reviewed all line item quotes in detail and agree that the product specifications and pricing are accurate, and I approve the project for order. I acknowledge that additional charges, tax or Terms and Conditions may apply.

Seller: _____

Buyer: _____

BK 3921 PG 517 - 521 (5)

DOC# 980752

This Document eRecorded:

06/02/2022 04:12:00 PM

Fee: \$26.00

Henderson County, North Carolina

William Lee King, Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 360.00

Parcel Identifier No. 114097 Verified by _____ County on the ____ day of _____, 20 ____

By: _____

Mail/Box to: Staton Law, P.A. - 112 North Washington Street, Hendersonville, NC 28739

This instrument was prepared by: Staton Law, P.A., 112 North Washington Street, Hendersonville, NC 28739

Brief Description for the Index: _____

THIS DEED made this 2nd day of June, 2022, by and between

GRANTOR

Margareta E. Alexander, Trustee of the Margareta E. Alexander Revocable Trust Dated 6/9/2000, as Amended

112 Exeter Ct.
Hendersonville, NC 28791

GRANTEE

Caryn L. Alexander, unmarried

1723 Meadowbrook Terrace
Hendersonville, NC 28791

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 or parcel of land situated in the Town of Hendersonville, Hendersonville Township, Henderson County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference. This instrument was prepared by Whitney Staton, 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.

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 Henderson County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____. 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 B page 53A.

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 2022 ad valorem property taxes.
Subject to easements, rights of way and restrictions of record.

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

(Entity Name) _____ (SEAL)
By: _____ Print/Type Name: _____
Print/Type Name & Title: _____ Margaret E. Alexander (SEAL)
By: _____ Print/Type Name: _____
Print/Type Name & Title: _____
By: _____ (SEAL)
Print/Type Name: _____
By: _____ (SEAL)
Print/Type Name: _____

State of North Carolina - County or City of Henderson
I, the undersigned Notary Public of the County or City of Henderson and State aforesaid, certify that Margareta E. Alexander, Trustee 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 2nd day of June, 2022.

My Commission Expires: 6/12/26
(Affix Seal) _____
Notary Public
Henderson
County
My Comm. Exp.
06-12-2026
Whitney P. Staton
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 _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is the _____ of _____, 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 _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal) _____
Notary Public
Notary's Printed or Typed Name

EXHIBIT A

BEING part of Lot 172 of Druid Hills Subdivision as per plat thereof recorded in Plat Book 1, at Page 105, of the Henderson County Registry, and being more particularly described as follows:

BEGINNING at a stake in the South margin of Meadow Brook Terrace, northwest corner of land conveyed by Hendersonville Real Estate Company to J. S. Conabeer, by Deed recorded in Book 126 at Page 105, Henderson County Registry, and running thence with the line of said Conabeer Lot, South 17 degrees East 36 feet to a stake in the North margin of Lot 59; thence with the North margin of Lots 59, 60 and 61, North 73 degrees West 135 feet to the corner of Lot 173; thence with the line of Lot 173, North 11 degrees 59' East 94.9 feet to a stake in the South margin of Meadow Brook Terrace; thence with the South margin of Meadow Brook Terrace and following the curve thereof, 100 feet, more or less, to the BEGINNING, and being all of Lot 172 of said Subdivision, EXCEPTING a 15-foot strip along the East side thereof.

AND BEING that same property acquired by John A. McAllister a/k/a John A.B. McAllister and wife, Bowdre M. McAllister by Deed from Arlene Daugherty Smeltzer, Single, by Deed dated June 3, 1994 and recorded in Deed Book 845 at Page 785 of the Henderson County Registry.

ALSO BEING the same property conveyed from John A. McAllister a/k/a John A.B. McAllister and wife, Bowdre M. McAllister, to James Alexander (now deceased) and wife, Margareta Alexander by Deed dated December 19, 2002, and recorded in Deed Book 1122, at Page 597, of the Henderson County, N.C. Registry.

This conveyance is made subject to easements, restrictions, rights of way of record and utility lines which may be in existence over or under the subject property.

EXHIBIT B
CERTIFICATION OF TRUST

Pursuant to North Carolina General Statutes 36C-10-1013, I, Margareta E. Alexander, Trustee of the Margareta E. Alexander Revocable Trust Dated 6/9/2000, as Amended, and any amendments thereto, do hereby make the following representations and assurances:

1. A trust agreement as referred to herein and hereinafter known as Trust Agreement or Trust was executed on 6/9/2000;
2. The Trust has been lawfully executed, was validly created, is still in existence, and has not been revoked, modified, or amended in any manner which would cause the representations contained herein to be incorrect;
3. The Settlor(s) of the Trust is Margareta E. Alexander;
4. The Settlor(s) of the Trust, if revocable, issued no instructions that would limit or restrict the Trustees' authority to enter into or consummate this transaction in accord with this certificate;
5. The current Trustee of the Trust is Margareta E. Alexander and his/her address 112 Exeter Ct., Hendersonville, NC 28791;
6. The Trustee has been granted due authority to enter into and consummate the transaction the Trust grants all the necessary powers to the Trustee and contains no limitations or restrictions on said authority that would prohibit or limit the trustee's authority to enter into and consummate the proposed transaction;
7. The Trust does not limit a Trustee's authority to sign necessary documents, execute this certificate or otherwise authenticate the Trust and all trustees required to exercise the powers contained in the Trust have executed this certificate;
8. The Trust's taxpayer identification number is withheld pursuant to N.C.G.S. § 36C-10-103(j); and
9. The Trust may take title to real property by Deed or devise. The property conveyed herein was acquired by Deed from Margareta E. Alexander, Widow, dated July 18, 2005 and recorded July 20, 2005 in Book 1236 at Page 003 of the Henderson County, North Carolina Registry.

FURTHER, Trustee does hereby acknowledge that this Certification may be recorded in the Register of Deeds Office and agrees that this Certification is being executed in duplicate counterparts each of which shall be deemed an original (the counterpart to be recorded may have the taxpayer identification number redacted if it is the social security number of a settlor).

This the 2 day of June, 2022

Margareta E. Alexander
Margareta E. Alexander, Trustee

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

I, the undersigned, a Notary Public of the County and State aforesaid, certify that, Margareta E. Alexander, Trustee of the Margareta E. Alexander Revocable Trust Dated 6/9/2000, as Amended, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal on this 2 day of June, 2022.

My Commission Expires: 6/12/26

Whitney P. Staton
Notary Public Whitney P. Staton
(Type or Print Name)

