

BK 4340 PG 433 - 435 (3)

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Fee: \$26.00

Henderson County, North Carolina

Tax: \$3,430.00

William Lee King, Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$3,430.00
Parcel ID:	10006609
Mail/Box to:	Lancaster Law Firm, PLLC, 189 E Chestnut St, Asheville, NC 28801
Prepared by:	Whitney Staton, 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. Deed Preparation Only - No Title Search Performed
Brief description for the index:	

THIS GENERAL WARRANTY DEED ("Deed") is made on the 18th day of September, 20 25, by and between:

GRANTOR	GRANTEE
Hunter D. Hale and wife, Suzanne K. Hale	Berkeley's Edge Properties, LLC, a California Limited Liability Company 28450 County Road 313 Buena Vista, CO 81211

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Hendersonville, Hendersonville Township, Henderson County, North Carolina and more particularly described as follows (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3630 Page 369.

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Book 2021 Page 12985.

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

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Subject to 2025 ad valorem property taxes.
Subject to restrictions, right of ways and easements of record.

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Hunter D. Hale
Name: Hunter D. Hale

Suzanne K. Hale
Name: Suzanne K. Hale

Name:

Name:

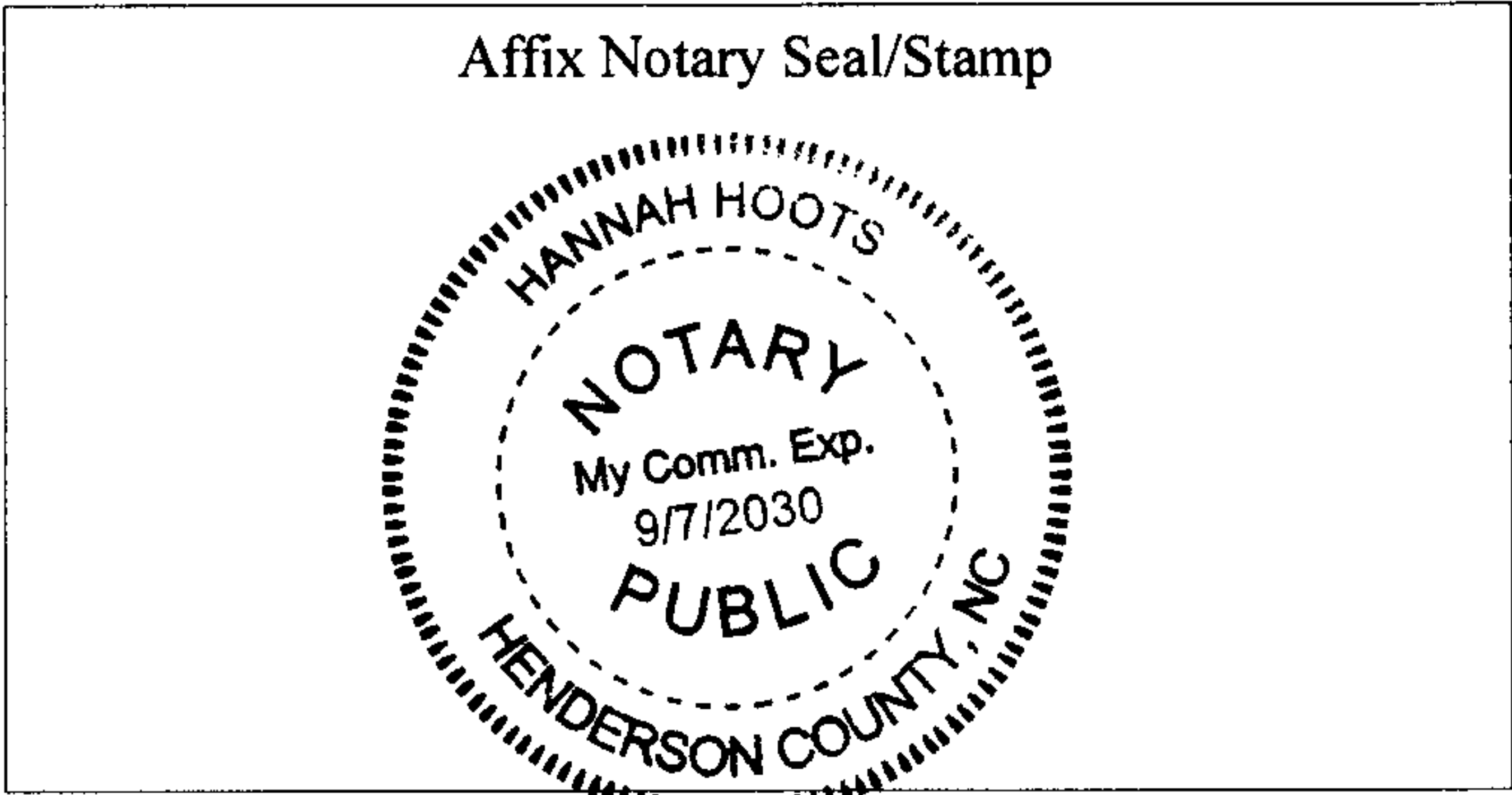
Entity Name

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

STATE OF NORTH CAROLINA, COUNTY OF HENDERSON

I, Hannah Hoots, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 18th day of September, 20 25 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):
Hunter D. Hale and Suzanne K. Hale



Hannah Hoots
Notary Public (Official Signature)
My commission expires: September 7, 2025 2030 HH

EXHIBIT "A"

BEING all of Tract A-R, consisting of 1.13 acres +/-, as shown on that Plat of Survey recorded in Book 2021 at Page 12985 , Henderson County Registry, which is titled "Tracts A-R & B-R Recombination for Hunter D. & Suzanne K. Hale", prepared by David C. Huntley & Associates, Inc. on November 11, 2020 as Dwg. No. H-6295BR.

CONTAINING 1.13 +/- acres

TOGETHER WITH and SUBJECT TO easements, rights of way and all other such matters as shown on the above-referenced plat and further of record in the Henderson County Registry.

BEING the majority of that property conveyed to Hunter D. Hale and Suzanne K. Hale by that deed recorded on June 28, 2010 in Book 1433 at Page 437, Henderson County Registry.

BEING ALL of that property as described in Book 3630 at Page 369, Henderson County Registry.