

BK 3650 PG 588 - 591 (4) DOC# 944716
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Fee: \$26.00
Henderson County, North Carolina
William Lee King, Register of Deeds

Prepared by Scott A. Schaaf
and return to: Womble Bond Dickinson (US) LLP
One West Fourth Street
Winston-Salem, NC 27101

The property conveyed does not include the personal residence of the Grantor.

Tax ID: Portion of 9950913

Revenue Stamps: \$470.00

STATE OF NORTH CAROLINA)
)
COUNTY OF HENDERSON)

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED, effective February 9th, 2021, by and between **JOHN R. OWNBEY and CARROLL JACKSON OWNBEY** (collectively, "Grantor"), to **VULCAN LANDS, INC.**, a New Jersey company, whose mailing address is 1200 Urban Center Drive, Birmingham, AL 35242 ("Grantee"). 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, does hereby grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Henderson County, North Carolina and more particularly described as follows (the "Property"):

See Exhibit A attached hereto and incorporated by reference herein.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to the Grantee, their successors and assigns in fee simple forever.

Submitted electronically by "Womble Bond Dickinson (US) LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Henderson County Register of Deeds.

WBD (US) 51176058v3

AND THE GRANTOR covenants with the Grantee, that Grantor is seized of the Property 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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

all easements, conditions, rights-of-way, restrictions and reservations of record, if any, and ad valorem taxes for year 2021 and subsequent years.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, GRANTOR has executed this instrument as of the day and year first above written.

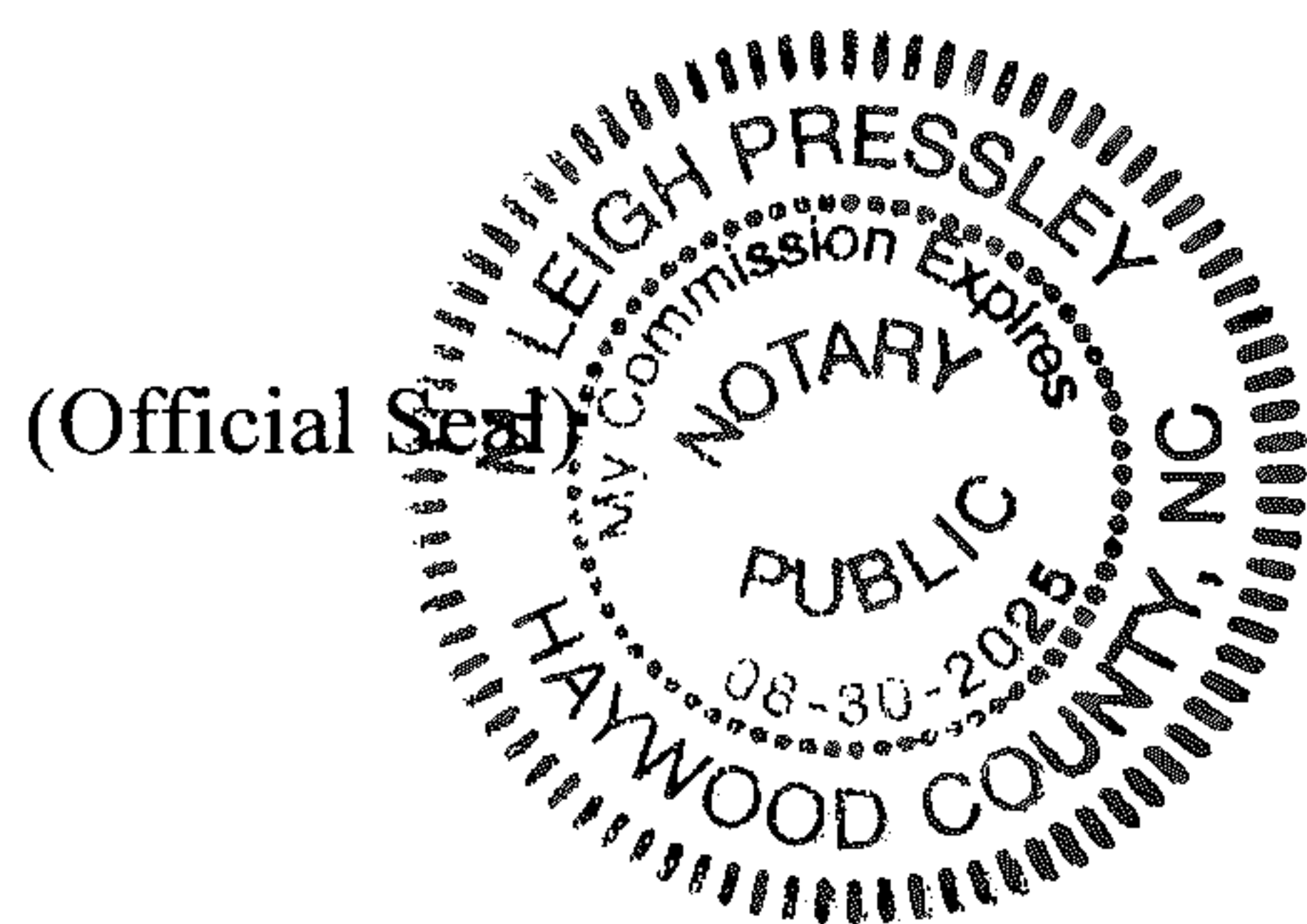
John R. Ownbey (SEAL)
JOHN R. OWNBEY

Carroll Jackson Ownbey (SEAL)
CARROLL JACKSON OWNBEY

STATE OF NORTH CAROLINA)
COUNTY OF Buncombe)

I certify that the following person personally appeared before me this day, acknowledging to me that she signed the foregoing document: John R. Ownbey and Carroll Jackson Ownbey.

Date: February 9, 2021



M Leigh Pressley
(official signature of Notary)
M LEIGH PRESSLEY, Notary Public
(Notary's printed or typed name)

My commission expires: 08/30/2025

EXHIBIT ALegal Description
Henderson County, North Carolina

BEGINNING at a 5/8 Rebar with EHA identification cap set, said cap set being the southwest corner of the right of way line of a 68' wide Duke Power right of way as recorded in Deed Book 460, Page 313, Henderson County Registry, said point also being the northwest corner of the remainder of the property owned by John R. Ownbey and Carroll J. Ownbey as recorded in Deed Book 857, Page 405, Henderson County Registry and also being located in the eastern property line of the property now owned by Vulcan Lands, Inc. as recorded in Deed Book 1027, Page 173, Pin #9670028948, Henderson County Registry; thence running from said point of BEGINNING through said Duke Power right of way North 16 degrees 37 minutes 07 seconds West 95.15 feet to an unmarked point in the eastern line of said Vulcan Lands, Inc., thence running North 57 degrees 45 minutes 38 seconds East passing a 3/4" iron pipe found 17.65 feet a total distance of 348.28 feet to a 3/4" iron pipe found, corner to the property owned by Vulcan Lands, Inc. as recorded in Deed Book 1027, Page 173, Pin #9670028948 and Vulcan Lands, Inc. as recorded in Deed Book 908, Page 318, Pin #9670128955, Henderson County Registry; thence running with the southern line of Pin #9670128955, Vulcan Lands, Inc. South 80 degrees 26 minutes 07 seconds East 441.67 feet to a 3/4" iron pipe found in the western property line of Greystone Enterprises, Inc. as recorded in Deed Book 789, Page 357, Henderson County Registry; thence along the western property line of said Greystone Enterprises, Inc., South 14 degrees 17 minutes 46 seconds West 267.29 feet to a 5/8" Rebar with EHA identification cap set, said Rebar being the new northeast corner of the said Ownbey parcel and also being in the southern line of said 68' right of way of Duke Power; thence running along new northern property line of said Ownbey and said Duke Power 68' right of way North 85 degrees 01 minutes 34 minutes West 639.30 feet to the point of place of BEGINNING, and containing 3.91 acres, more or less, as shown on the survey by Martin A. Barnes, PLS L-4274, as the "Area of parcel to be combined with Vulcan" and identified as "Recombination Survey for Vulcan Lands, Inc. of property owned by John R. Ownbey and Carroll J. Ownbey", dated September 16, 2020, said survey being of record in Plat Book 2020, Page 12749, Henderson County Registry.