

BK 4036 PG 91 - 93 (3) DOC# 1000996722  
This Document eRecorded: 04/24/2023 04:05:17 PM  
Fee: \$26.00  
Henderson County, North Carolina Tax: \$690.00  
William Lee King, Register of Deeds

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$690.00

Parcel Identifier No: 111769 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Clement Law Firm, 162 Coxe Ave., Ste. 102, Asheville, NC 28801 ←  
This instrument was prepared by: Sherri L. Brewer DEED PREP ONLY- No Title Examined  
Brief description for the Index: Lot 134, Druid Hills Subdivision

THIS DEED made this \_\_\_\_\_ day of April, 2023, by and between

GRANTOR	GRANTEE
Austin C. Russell and wife, Marissa Anne Russell	Tatjana Maria Kopp  4520 Webster St. Oakland, CA 94609

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

**SEE ATTACHED EXHIBIT A.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3131 at Page 106.

All or a portion of the property herein conveyed X includes or \_\_\_ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Cabinet B, Slide 53-A..

submitted electronically by "Clement 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 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 Henderson County ad valorem taxes.**

**Subject to the City of Hendersonville ad valorem taxes.**

**Subject to Restrictions, Easements, and Rights of Way of Record.**

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

Austin C. Russell

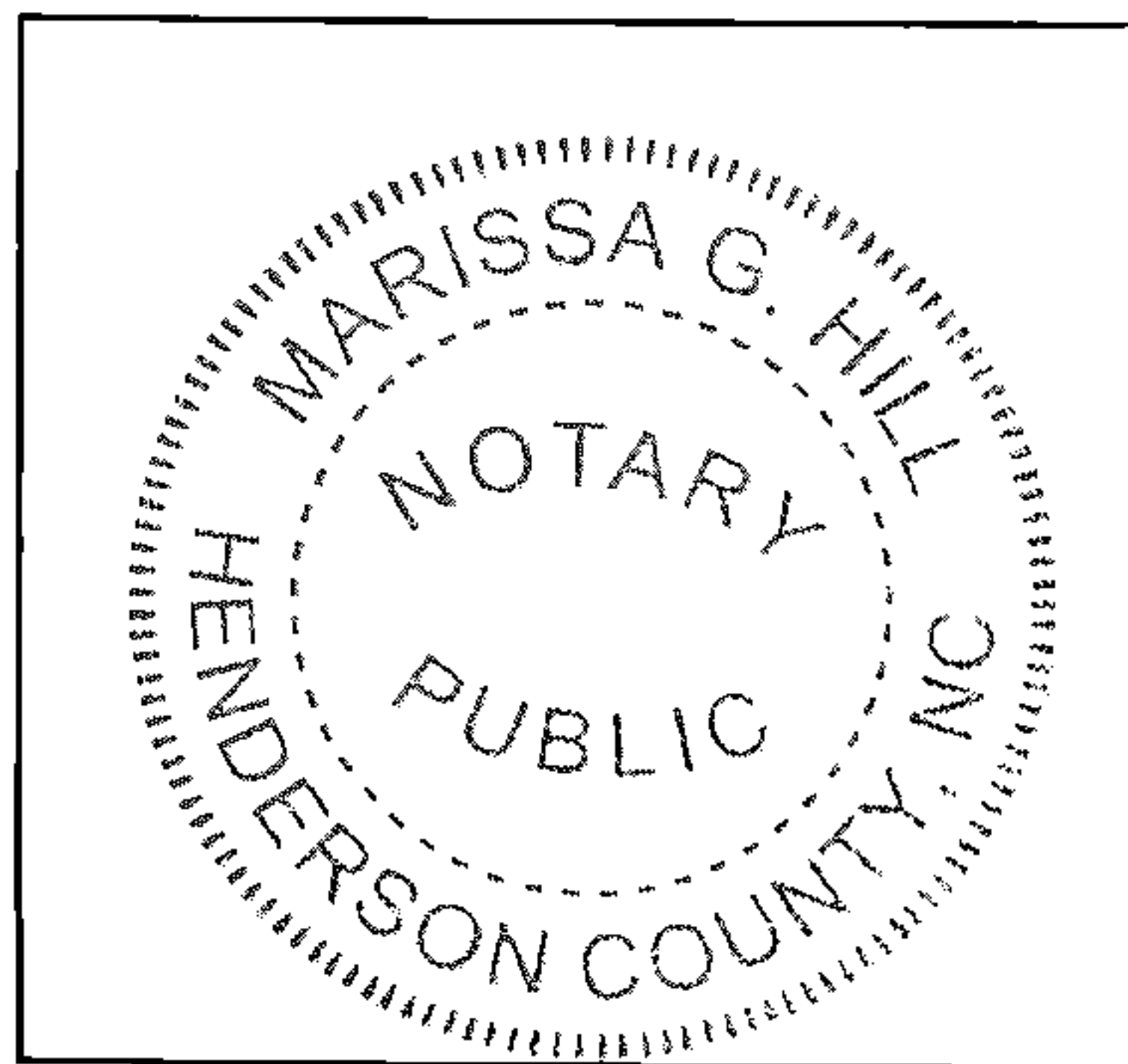
(SEAL)

Austin C. Russell

Marissa Anne Russell

(SEAL)

Marissa Anne Russell



(Affix Seal)

State of North Carolina- County of Hendereson

I, the undersigned Notary Public of the County and State aforesaid, certify that Austin C. Russell and Marissa Anne Russell 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 18<sup>th</sup> day of April, 2023.

Marissa G. Hill

My Commission Expires: 10/12/2027

Marissa G. Hill Notary Public

## EXHIBIT A

BEING all of Lot 134 of the Druid Hills Subdivision, as shown on plat thereof recorded in Plat Book 1, Page 105, reindexed in Plat Cabinet B, Slide 53-A in the Office of the Register of Deeds for Henderson County, North Carolina, and more particularly described as follows:

BEGINNING at a stake in the western margin of Kensington Road, said stake standing South 5 deg 32 min West 323.40 feet from the center of a concrete monument which marks the juncture of an arc of a circle whose radius is 52.3 feet with said margin, said arc connecting said margin with the southern margin of Clairmont Drive; thence South 5 deg 32 min West 50 feet to a stake, the northeast corner of Lot 124; thence along said margin of said lot North 84 deg 16 min West 132.8 feet to a stake; thence North 4 deg 9 min East 50 feet to a stake, the southwest corner of Lot 136; thence along the southern margin of said lot South 84 deg 16 min East 134 feet to the point of BEGINNING.

AND BEING all of that property conveyed to Austin C. Russell and wife, Marissa Anne Russell by deed recorded in Deed Book 3131, at Page 106 in the Office of the Register of Deeds for Henderson County, North Carolina.