

FILED IN HENDERSON COUNTY REGISTER OF DEEDS
OFFICE. NEDRA W. MOLES, REGISTER *NWm*

DATE: Aug. 10, 2007 TIME: 12:20 PM

EXCISE TAX STAMP: \$1486.00

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Prepared by: B.B. Massagee III
Deed Preparation Only

Return to: ➔ William M. Alexander, Jr.

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

COUNTY OF HENDERSON

THIS DEED, made and entered into this the 10th day of August, 2007, by and between Duncan Acquisitions, LLC, a North Carolina limited liability company (herein referred to as the "party of the first part"), and Love in an Apothecary, LLC, a North Carolina limited liability company (the "party of the second part", and having a mailing address of P. O. Box 28, Gedney Station, White Plains, N.Y. 10605);

WITNESSETH:

The said party of the first part, for and in consideration of the sum of Ten Dollars (\$ 10.00) and Other Valuable Consideration to it in hand paid by the said party of the second part, receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, and convey in fee simple unto said party of the second part, its successors and assigns, a certain tract or parcel of land lying and being in Hendersonville Township, Henderson County, North Carolina, more particularly described in the attached legal description, Exhibit A,

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all privileges and appurtenances thereunto belonging, to the said party of the second part and its successors and assigns, in fee simple forever.

And said party of the first part does covenant that it is seized of said lands in fee simple and has the right to convey the same in fee simple, that title to same is marketable and free and clear of all encumbrances, claims, easements, leases, restrictions or restrictive covenants, and that it will warrant and defend the title herein conveyed against the lawful claims of all persons whomever. This conveyance and these warranties are made subject to the rights-of-way of Main Street and Third Avenue (including the sidewalks related to such) and the 10-foot alley lying west of North Main Street, to the rights of others regarding the party wall located at or upon the northern boundary of the subject property, to utility easements and restrictive covenants of record, to 2007 Henderson County and City of Hendersonville ad valorem property taxes, and to zoning regulations.

IN TESTIMONY WHEREOF, Duncan Acquisitions, LLC, has hereunto caused this deed to be executed in its name by its Manager-Member the day and year first above written.

DUNCAN ACQUISITIONS, LLC

By: Bonnie S. Duncan
Bonnie S. Duncan, Manager-Member

STATE of NORTH CAROLINA
COUNTY of HENDERSON

I, a notary public of the County and State aforesaid, certify that Bonnie S. Duncan, the Manager-Member of Duncan Acquisitions, LLC, personally appeared before me this day and acknowledged the voluntary execution of the foregoing instrument on behalf of Duncan Acquisitions, LLC, and by virtue of her authority as Manager-Member set forth in the Operating Agreement of Duncan Acquisitions, LLC, for the purpose stated therein. Witness my hand and official stamp and seal this the 7th day of August, 2007.

My Commission Expires:

7/19/2009

Traci J. McCombs
Notary Public

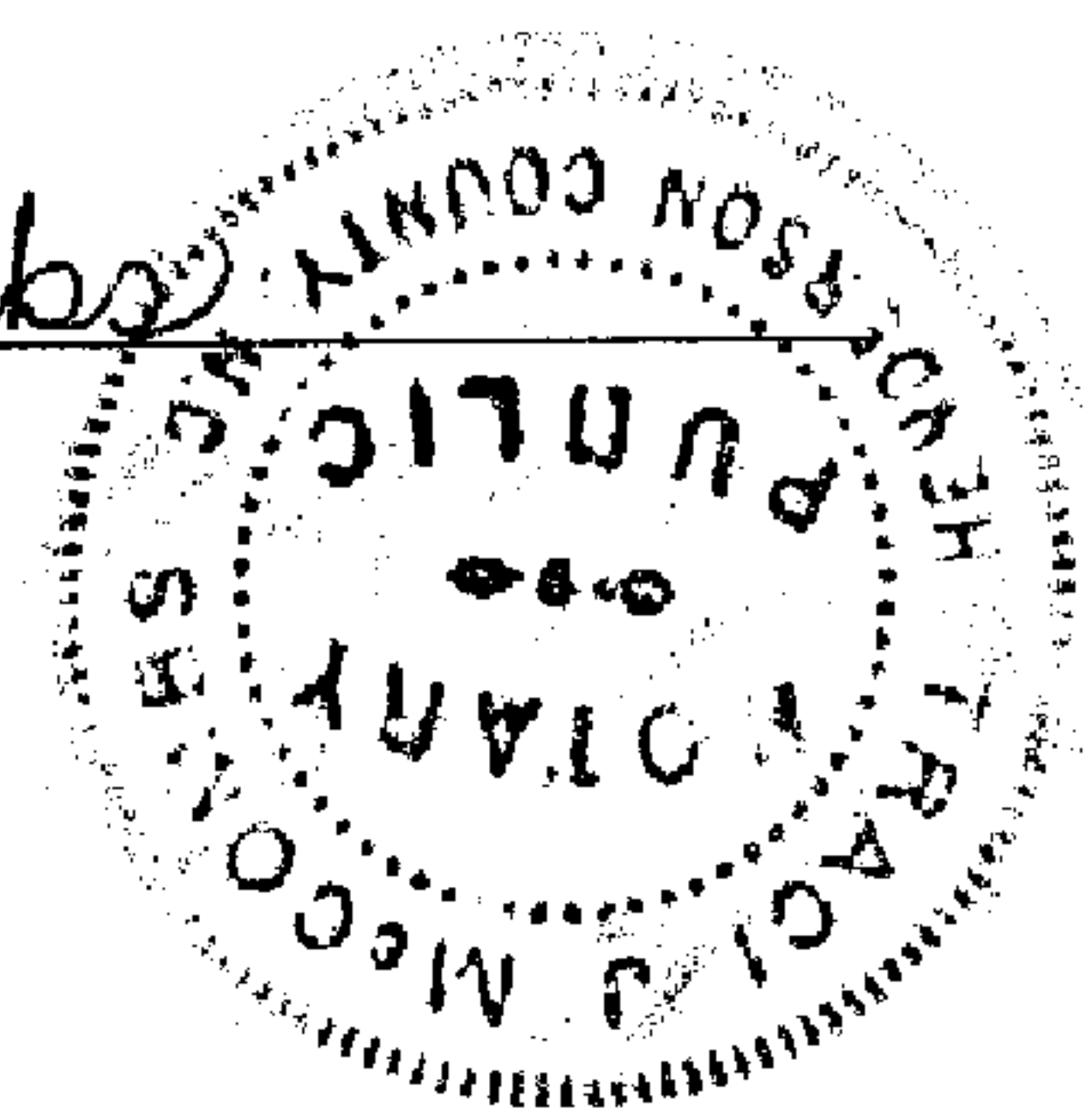


EXHIBIT A

BEGINNING at a building corner located in a concrete sidewalk at the intersection of the western margin of North Main Street and the northern margin of Third Avenue West, traveling thence South 81 deg. 12 min. 00 sec. West 105.00 feet to a building corner located in the eastern margin of that 10-foot alley known as North Wall Street (aka Jackson Street), thence North 08 deg. 48. min. 00 sec. West 25.00 feet to a point in the party wall between said building and the building currently owned by Rubin as shown and described in Deed Book 805 at Page 675 of the Henderson County Registry, thence North 81 deg. 12 min. 00 sec. East 105.00 feet to a point in the party wall between said building and the building currently owned by Rubin as shown and described in Deed Book 805 at Page 675 of the Henderson County Registry, said point also lying in the western margin of North Main Street, thence South 08 deg. 48 min. 00 sec. East 25.00 feet to the POINT AND PLACE OF BEGINNING, and containing 0.06 acre, as shown and depicted on that certain survey drawn for Love in an Apothecary, LLC, by David C. Huntley, PLS L-3204, dated July 23, 2007, and bearing Drawing Number H-5868.

AND being all that same property as conveyed by Mike Duncan, single; and Bonnie Duncan and husband, Joseph Duncan to Duncan Acquisitions, LLC, by that deed recorded in Deed Book 1257 at Page 354 of the Henderson County, North Carolina Registry.