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This document presented and filed:
07/30/2025 02:47:37 PM

WILLIAM LEE KING, Henderson COUNTY, NC
Transfer Tax: \$760.00

NORTH CAROLINA GENERAL WARRANTY DEED

This instrument was prepared by Sherri L. Brewer, a licensed North Carolina Attorney. Delinquent taxes, if any, will be paid by the Closing Attorney to the Henderson County Tax Collector upon disbursement of closing proceeds.

Excise Tax: \$760.00

Parcel Identifier No: 107397 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Hogan & Brewer, PLLC – 229 N. Main St., Hendersonville, NC 28792 ←

This instrument was prepared by: Sherri L. Brewer

Brief description for the Index: _____

THIS DEED made this 28th day of July, 2025, by and between

GRANTOR

GRANTEE

**JET Down Home LLC, a North Carolina
Limited Liability Company**

SUSAN KOHLER

**114 Falkener Drive
Greensboro, NC 27410**

**1507 Druid Hills Avenue
Hendersonville, NC 28791**

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

SEE ATTACHED EXHIBIT A.

A portion of that property hereinabove described was acquired by Grantor by instrument recorded in Book 4033 at Page 218.

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 d


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:

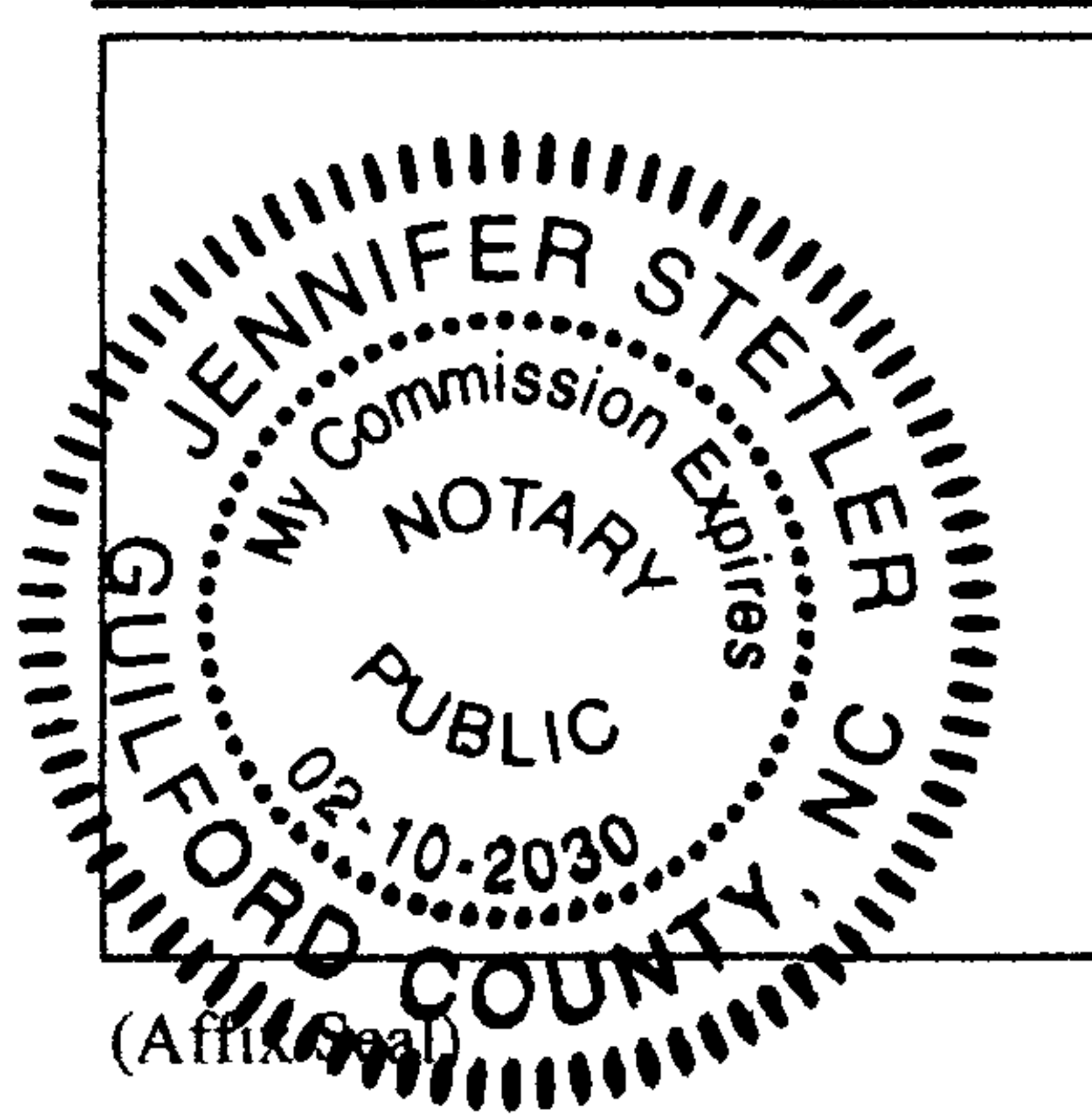
Subject to Henderson County ad valorem taxes.
Subject to Restrictions, Easements, and Rights of Way of Record.

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

JET Down Home LLC, a North Carolina Limited Liability Company




BY: JEFF THOMAS, Managing Member (SEAL)



State of NORTH CAROLINA- County of Guilford

I, the undersigned Notary Public of the County and State aforesaid, certify that JEFF THOMAS personally came before me this day and acknowledged that he is the Managing Member of JET Down Home LLC, a North Carolina Limited Liability Company, 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 28th day of July, 2025.

My Commission Expires:
2-10-2030



Jennifer Stetler Notary Public
Notary's Printed or Typed Name

EXHIBIT A

TRACT ONE: Being all of Lots 130 and 131 of the Druid Hills Subdivision as shown on plat recorded in Plat Book 1, at Page 105, reindexed in Plat Cabinet B, Slide 53A, of the Records of Plats for Henderson County, North Carolina, reference to which said plat is hereby made for a more complete description, and being the identical tract of land as described in that deed from Murgel A. Johnston and wife, Lillian A. Johnston, et al, dated June 6, 1949, and recorded in Deed Book 287, at Page 268, Henderson County Registry.

TRACT TWO: Beginning at an existing iron pin located in the northern margin of the right of way of Ashwood Road, said existing iron pin also being located in the southwestern corner of the James tract as described in deed recorded in Deed Book 425, at Page 149, Henderson County Registry; thence from said beginning point and with the western boundary of the aforementioned James tract, North 03 deg 00 min 00 sec West 110.0 feet to a new iron pin marking the northwestern corner of the aforementioned James tract and the southwestern corner of the Roper tract as described in deed recorded in Deed Book 333, at page 107, Henderson County Registry; thence South 85 deg 50 min 00 sec West 9.54 feet to a point located at the centerline of a former alleyway; thence South 02 deg 49 min 44 sec East 73.44 feet to a point located in the northern margin of the right of way of Ashwood Road; thence with the northern margin of same, North 88 deg 00 min 00 sec East 9.97 feet to the point and place of Beginning and being a portion of that property as described in deed recorded November 20, 1987, in Deed Book 709, at Page 681, Henderson County Registry.

TRACT THREE: Beginning at a new iron pin located at the northwestern corner of the James tract as described in deed recorded in Deed Book 425, at Page 149, Henderson County Registry; said point also being located in the southwestern corner of the Roper tract as described in deed recorded in Deed Book 333, at Page 107, Henderson County Registry; thence from said Beginning point and with the western of the aforementioned Roper Tract, North 05 deg 51 min 20 sec West approximately 5 feet to a point in a fence; thence from the centerline of said fence, traveling in a northeasterly direction, approximately 100 feet to the corner of said fence; thence turning and continuing with said fence in a southeasterly direction, approximately 6.19 feet to a point located in the northern boundary of the aforementioned James tract; thence with the northern boundary of same, South 85 deg 50 min 00 sec West approximately 100 feet to the point and place of beginning, and being a portion of the Roper tract as described in deed recorded in Deed Book 333, page 107, bound on the North and the East by a fence, on the South by the northern boundary of the aforementioned James tract and on the West by the western boundary of the aforementioned Roper tract.

It is the intention of this instrument to convey to the Grantees herein, that portion of the Roper tract that is enclosed by the fence, as shown on the survey prepared by David C. Huntley, P.L.S., entitled "Survey for Robert D. Hudson," dated 6/16/99 and being Drawing Number H-3296, reference to which is hereby made and incorporated herein.

And being the identical property as described in deed recorded in Deed book 998 at Page 317, Henderson County Registry.

Being the same property conveyed to Christopher Brindell-Watt and Margaret Brindell-Watt by deed from Norman S. Cook and Sherron A. Crouse, now known as Sherron A. Crouse-Cook, recorded May 19, 2004 in Deed Book 1183, Page 068, in the Office of the Register of Deeds for Henderson County, North Carolina.

AND BEING all of that property conveyed to JET Down Home, LLC by deed recorded in Book 4033 at Page 218 in the Office of the Register of Deeds for Henderson County, North Carolina.

Property address: 1507 Druid Hills Avenue, Hendersonville, NC 28791