

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:\$ 34.00

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Parcel Identifier No. 104917 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

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Mail/Box to: McDuffy Law Firm, PLLC Atty. Scott McDuffy, 317 Banner Farm Rd. Ste. A, Mills River, NC 28759  
This instrument was prepared by: Atty. Scott McDuffy, 317 Banner Farm Rd. Ste. A, Mills River, NC 28759

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.  
Brief description for the Index: Lots 3 and 4 of Block A of Stoney Crest Subdivision

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THIS DEED made this <u>  1  </u> day of <u>  August  </u> , 20 <u>22</u> by and between	
GRANTOR	GRANTEE
 Donna Graham Duerr, unmarried  1308 Old Spartanburg Rd. Apt 203 Hendersonville NC 28792	 Bullets Contracting, LLC a North Carolina Limited Liability Company  113 Harrison Pond Rd. Campobello, SC 29322

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1018 page 337.  
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 Plat Book C at page 23.

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.

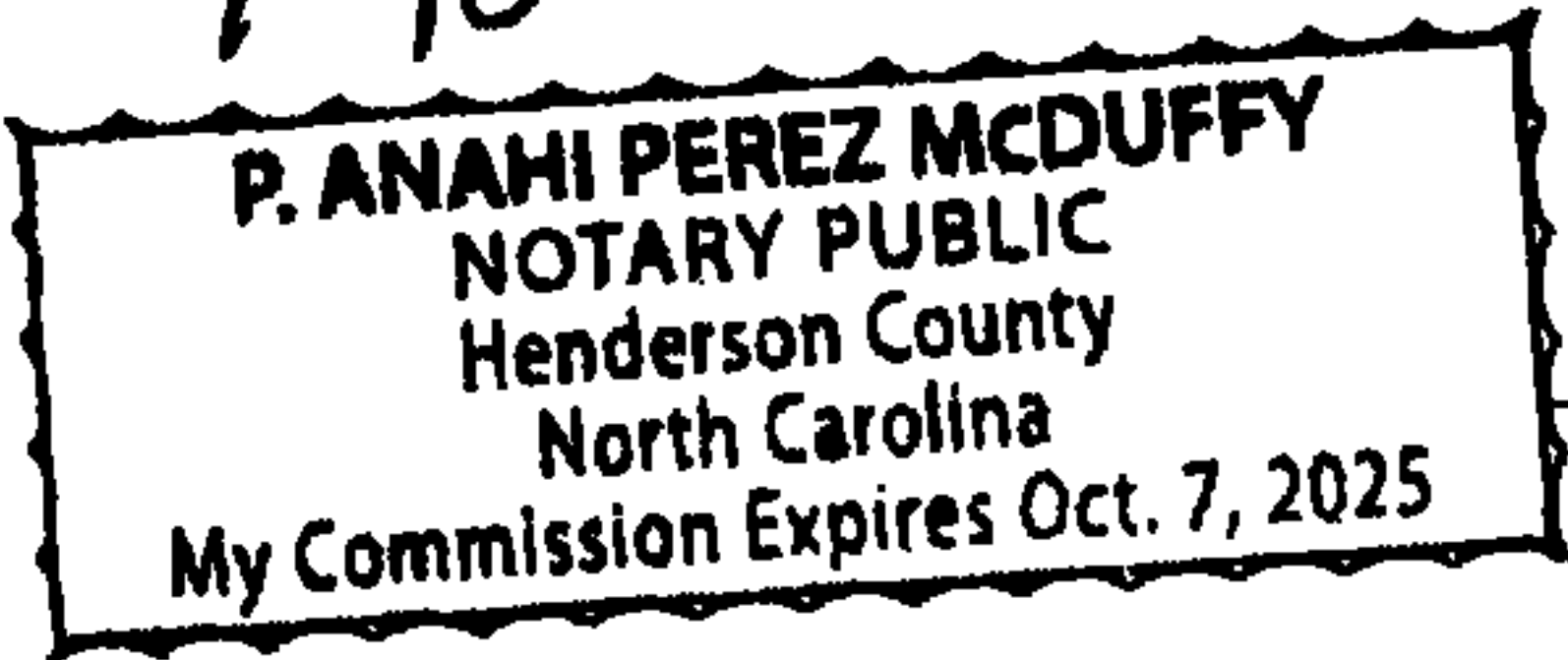
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Donna Graham Duerr (SEAL)  
Donna Graham Duerr

State of North Carolina - County of Henderson

I, the undersigned Notary Public of the County and State aforesaid, certify that **Donna Graham Duerr** 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 1<sup>st</sup> day of August, 2022

My Commission Expires: 10/7/25



P. Anahi Perez McDuffy  
Notary Public

## Exhibit A

BEING Lots Three (3) and Four (4) of Block A of Stoney Crest Subdivision, as shown on the plat thereof recorded in Plat Cabinet C, Slide Number 23 (formerly appearing of record in Plat Book 5, at Page 117), in the Office of the Register of Deeds for Henderson County, North Carolina, reference to which plat is hereby made for a more complete description.

Lots Three (3) and Four (4) of Block A of Stoney Crest Subdivision as shown on plat thereof recorded in Plat Cabinet C, Slide Number 23, are conveyed subject to the following restrictions which are covenants running with the land and shall be binding upon the grantees, and their successors and assigns:

1. These lots may be used only for residential purposes.
2. Only single-family residences may be built on these lots and only one single-family residence may be built upon Lot Three (3) and only one single-family residence may be built upon Lot Four (4).
3. Owners of these lots shall at all times be subject to suit for damages by residential lot owners in this subdivision for the violation of any of the above restrictions.

BEING the same property described in deed recorded in Book 1018 at Page 337, Henderson County Registry.