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This document presented and filed:
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WB

WILLIAM LEE KING, Henderson COUNTY, NC
Transfer Tax: \$3,440.00

Excise Tax: \$ 3,440.00 Recording Time, Book and Page

Return To: Gossom Rose
This instrument prepared by: **THERON E. MULLINAX, JR., ATTORNEY AT LAW**
MULLINAX LAW FIRM, P. O. Box 2648, Hendersonville, NC 28793
DEED PREPARATION ONLY - NO TITLE EXAMINATION PERFORMED OR PROVIDED

Parcel #: 105983

Description for Index: 443 N. Main Street, Hendersonville, NC 28792

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 5th day of November, 2019, by and between

GRANTOR	GRANTEE
F. V. HUNTER, INC., A North Carolina Corporation, A ONE-THIRD Undivided Interest, and WILLIAM H. O'CAIN and wife, LOUISE S. O'CAIN, A TWO-THIRDS Undivided Interest, 1609 Druid Hills Avenue Hendersonville, NC 28791	HUNTER BUILDING HOLDINGS, LLC A North Carolina Limited Liability Company (which sole member is MIDTOWN DEVELOPMENT ASSOCIATES, LLC, A North Carolina Limited Liability Company) 20 Battery Park Avenue, Ste 900 Asheville, N.C. 28801
	<u>UK</u>

The designated Grantors and Grantees 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.

The property herein conveyed _____ does X does not include the primary residence of the Grantor.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land situated in **Hendersonville** Township, Henderson County, North Carolina and more particularly described as follows:

BEING all that property described on Exhibit A attached hereto and incorporated into this instrument as if fully set forth herein.


TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

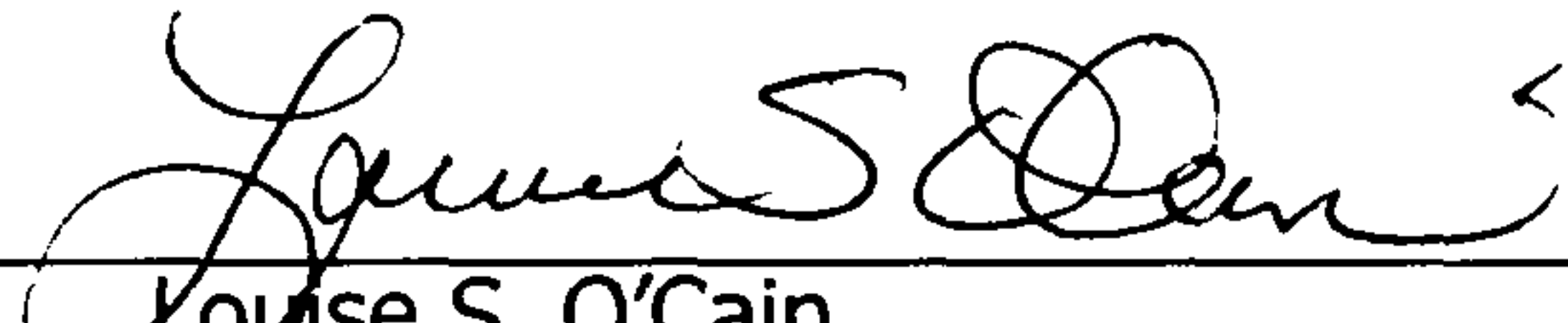
And the Grantor covenants with the Grantees, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

2019 Henderson County ad valorem property taxes

All rights of way, easements, reservations, restrictions and amendment to restrictions, if any, of public record of even date herewith.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.


_____(SEAL)
William H. O'Cain


_____(SEAL)
Louise S. O'Cain

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

I, Beverly S. Hawkins, a Notary Public in and for the above County and State, do hereby certify that **WILLIAM, H. O'CAIN and wife, LOUISE S. O'CAIN**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

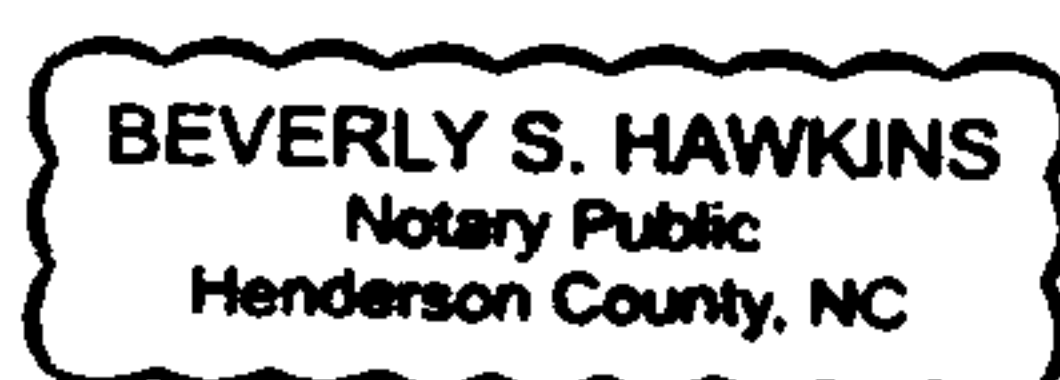
WITNESS my hand and seal, this the 31st day of October, 2019.

My commission expires:

4/12/2024



NOTARY PUBLIC



BEING all that property described on Exhibit A attached hereto and incorporated into this instrument as if fully set forth herein.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantor covenants with the Grantees, 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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

2019 Henderson County ad valorem property taxes

All rights of way, easements, reservations, restrictions and amendment to restrictions, if any, of public record of even date herewith.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

F. V. HUNTER, INC.
By Tallulah Gregory (SEAL)
Tallulah Gregory, President
SEE ATTACHED

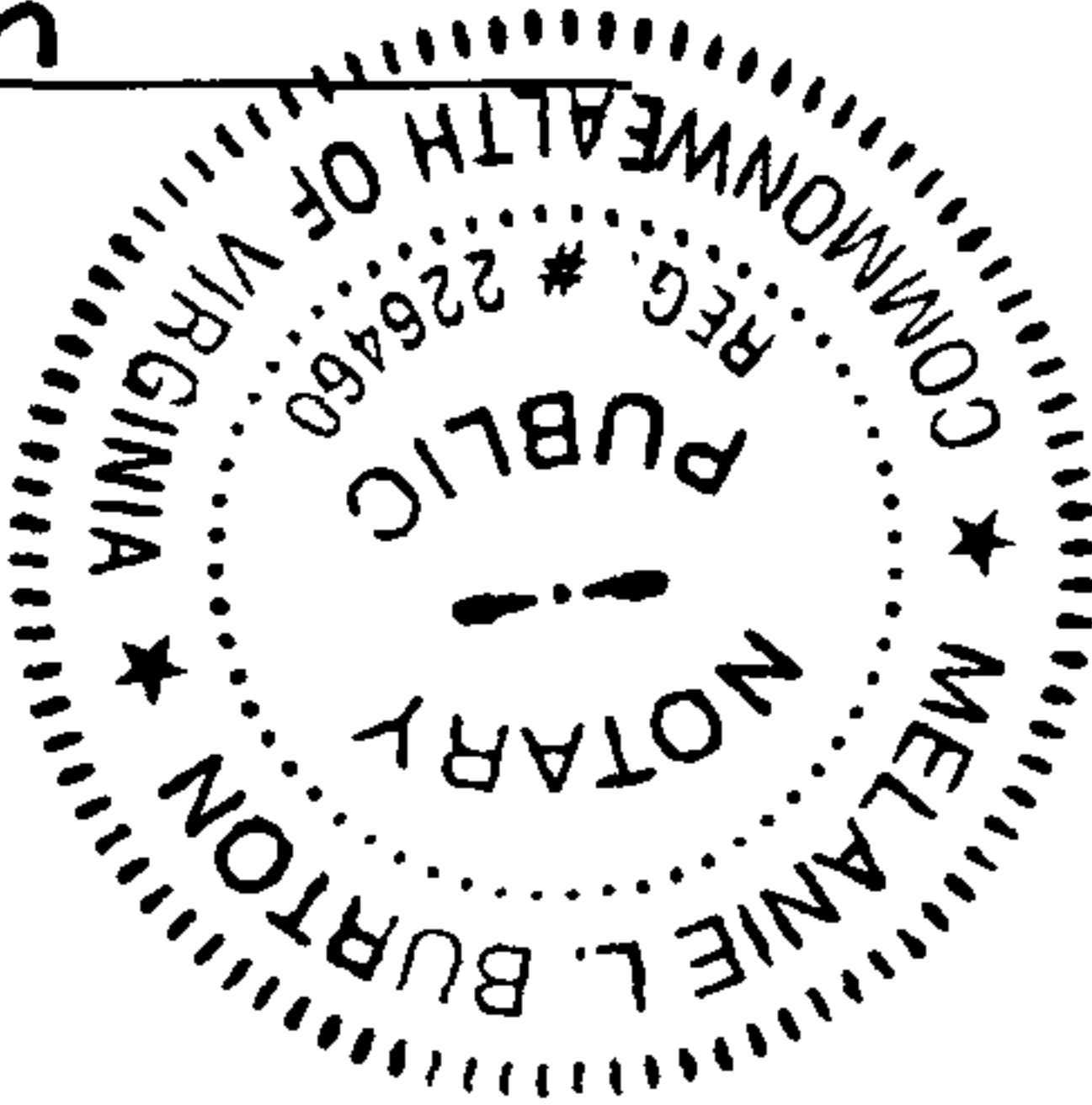
William H. O'Cain (SEAL)
SEE ATTACHED

Louise Stelling O'Cain (SEAL)

STATE OF Virginia
COUNTY OF Salmon
city

I, Melanie Burton, a Notary Public of said County and State, do hereby certify that TALLULAH GREGORY personally came before me this day and acknowledged that she is President of F. V. HUNTER, INC., a North Carolina corporation, and that she, as President being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal, this the 30th day of October, 2019.
My commission expires: 2/28/2023
Melanie J. Burton
Notary Public



STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

I, _____, a Notary Public in and for the above County and State, do hereby certify that **WILLIAM, H. O'CAIN and wife, LOUISE STELLING O'CAIN**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

EXHIBIT "A"

BEGINNING at a point, said point being a drill-hole in the concrete located at the point of intersection of the western margin of the right-of-way of Main Street, and the southern margin of the right-of-way of Fifth Avenue, and running thence from said BEGINNING point in a southerly direction with the western margin of the right-of-way of Main Street South 11 deg. 01 min. 36 sec. East 60.00 feet to another drill-hole in the concrete, said drill-hole also being located in the western margin of the right-of-way of Main Street; and running thence in a westerly direction with the centerline of a common wall, said common wall being held in common with property either presently or formerly owned by Thomas H. Smith as described in Deed Book 739 at page 413, Henderson County Registry, South 79 deg. 35 min. 30 sec. West 130.00 feet to a railroad spike, said railroad spike being located in the eastern margin of Jackson Alley; and running thence with eastern margin of Jackson Alley, North 11 deg. 01 min. 36 sec. West 60.00 feet to a pk nail marker, said pk nail marker being located in the southern margin of the right-of-way of Fifth Avenue; and running thence with the southern margin of the right-of-way of Fifth Avenue, North 79 deg. 35 min. 30 sec. East 130.00 feet to the point and place of BEGINNING, and containing 0.17 acres, more or less, as shown on a survey prepared by Donald J. Austin, RLS, entitled "Map of Survey made for William H. O'Cain and wife, Louise Stelling O'Cain," dated May 15, 1995, and further identified as Job No. 95-172.

This conveyance is made subject to the rights-of-way of Fifth Avenue, Main Street, and Jackson Alley, to their full and legal widths, and also subject to Henderson County and City of Hendersonville ad valorem property taxes and to utility easements of record.