

BK 3839 PG 704 - 706 (3)

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Fee: \$26.00

Henderson County, North Carolina

Tax: \$350.00

William Lee King, Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$350.00

Parcel Identifier No. 115550 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Leonard & Moore, PLLC, 274 Merrimon Ave, Asheville, NC 28801

This instrument was prepared by: Sherri L. Brewer – Deed Prep Only – No Title Examination

Brief description for the Index: 314 N. Main Street

THIS DEED made this _____ day of _____, 2021, by and between

GRANTOR

RUTH SOLOMON, single
A One-Half Undivided Interest

4123 Kuykendall Road, Apt #343
Charlotte, NC 28270

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

GRANTEE

CREST INVESTMENT PROPERTIES, LLC,
A North Carolina Limited Liability Company and

KDS Real Estate Holdings, LLC, A North Carolina
Limited Liability Company
1817 Jeffress Road
Mills River, NC 28759

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.

WHEREAS, the subject property was conveyed to M. (Morris) Weisberg and Mae Weisberg, husband and wife by deed recorded in Book 223 at Page 220 in the Office of the Register of Deeds for Henderson County, North Carolina. Morris Weisberg passed away on January 13, 1978 leaving Mae Weisberg the sole owner by operation of law. Mae Weisberg passed away on October 11, 1979 leaving Herman Weisberg and Ruth Solomon as her sole heirs at law as recorded in Estate File 79-E-344.

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 the City of Hendersonville, Hendersonville Township, 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 Estate File 79-E-344.

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

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 and 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.

Ruth W. Solomon

(SEAL)

RUTH SOLOMON

(SEAL)

State of NORTH CAROLINA - County of MECKLENBERG

I, the undersigned Notary Public of the County and State aforesaid, certify that RUTH SOLOMON 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 8th day of DECEMBER, 2021.

SHANNA S GRAHAM
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
December 13, 2025

My Commission Expires:
DECEMBER 13, 2025

Shanna S Graham
SHANNA S GRAHAM Notary Public
Notary's Printed or Typed Name

(Affix Seal)

EXHIBIT A

All that certain lot of land in the City of Hendersonville, County of Henderson, State of North Carolina, together with the two story brick store and apartment building and all other improvements thereon and rights, ways and appurtenances thereto belonging, located on the eastern side of Main Street, between Third and Fourth Avenues, and described as follows:

BEGINNING on the eastern line of Main Street, at the southwestern corner of the rock store building, formerly occupied by Hendersonville Hardware Company, distant thereon seventy-six (76) feet from the southwestern corner of the M. C. Toms (Davis Block) brick building, which corner is at the point of intersection of the northern line of Third Avenue East and the eastern line of Main Street and from said point of beginning runs with the eastern margin of the cement sidewalk on Main Street South 13 deg East (v. 3 ½ deg) 22 feet 9 inches to the center of the northern wall of the M. C. Toms (Davis Block) brick building; thence with the center of said northern wall of said building North 77 deg East (v 3 ½ deg) 126.8 feet to a stake; thence North 13 deg West (v 3 ½ deg) 22 feet 9 inches to a stake in the line of the lot formerly owned by W. F. Edwards, thence with the southern line of said Edwards, South 77 deg West (v 3 ½ deg) 126.8 feet to the BEGINNING; together with a one half interest in the northern wall of the said M. C. Toms (Davis Block) building, and also the interest of the Grantors in the aforesaid deed in the southern wall of the store room now formerly occupied by Hendersonville Hardware Company, being the interest granted to M. C. Toms by deed of W. F. Edwards and wife, dated January 31, 1903, of record in Deed Book 45, Page 275, Henderson County Registry, and also the use of a strip of land 10 feet wide along the eastern end of the lot known as the David Block of M. C. Toms store room lot, now or formerly owned by E. W. Ewbank, a strip of land 10 feet wide along the eastern end of the lot herein described being subject to use as an alley, being the same land and easements appurtenant as are described in deed from T. B. Allen and wife, Ella Allen and Jimmie Jones Allen, unmarried to Lena Kantrowitz and Esther Lewis dated May 18, 1925, of record in Book 136, Page 191 of the Records of Deeds for Henderson County, North Carolina, and also being the same land and premises described in the afore said deed.

Being same property conveyed to Reserve Realty Corporation by deed from J. Foy Justice and Perry Seay, Trustees, dated February 22, 1935, and recorded in Office of the Register of Deeds for Henderson County, North Carolina in Deed Book 209 at Page 88.

The said property is conveyed to the said parties of the second part, subject to as the same may lawfully apply, all restrictions, covenants and conditions of record upon the said property, and all assessments now or hereafter against said property.