

BK 3607 PG 622 - 624 (3) DOC# 939235
This Document eRecorded: 11/30/2020 01:47:22 PM
Fee: \$26.00
Henderson County, North Carolina
William Lee King, Register of Deeds

PREPARED BY EDWARD L. HARRELSON
& RETURN TO: ATTORNEY AT LAW
136 S. KING STREET, SUITE B
HENDERSONVILLE, N.C. 28792

Stamps: \$1620.00

Tax Parcel No.: 9957421 & 100615

*This instrument was prepared by Edward L. Harrelson, a North Carolina licensed attorney.
Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon
disbursement of closing proceeds.*

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

GENERAL WARRANTY DEED

THIS DEED, made this the 30 day of November 2020, by and between:

APPLELAND, INC. a North Carolina corporation, hereinafter called Grantor, whose address is:
P. O. Box 118. Flat Rock, NC 28731 and

WESTERN CAROLINA COMMUNITY ACTION, INC., a non-profit corporation,
hereinafter called Grantee, whose address is: P. O. Box 685, Hendersonville, NC 28793

W I T N E S S E T H:

WHEREAS, the property herein granted was acquired by Appleland, Inc. by deed from Elizabeth M. Barber and Edwin R. Groce, Co-Executors of the Estate of I. B. Barber, Jr., and Edwin R. Groce, Trustee under that Revocable Trust Agreement dated June 1, 1983 dated February 21, 1986 and recorded at Deed Book 673 at Page 123 of the Henderson County Registry; and

WHEREAS, the Grantor has not utilized the property as his/her primary residence; and

WHEREAS, the Grantor now desires to sell and convey the herein described property;

submitted electronically by "Romeo, Harrelson & Coiner, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Henderson County Register of Deeds.

NOW, THEREFORE, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to him paid by Grantee, receipt of which is hereby acknowledged, does give, grant, bargain, sell and convey unto Grantee, their heirs and assigns, in fee simple, the following described property located in Hendersonville Township, Henderson County, North Carolina:

See the attached Exhibit A, incorporated herein by reference as if set out in full for a complete legal description.

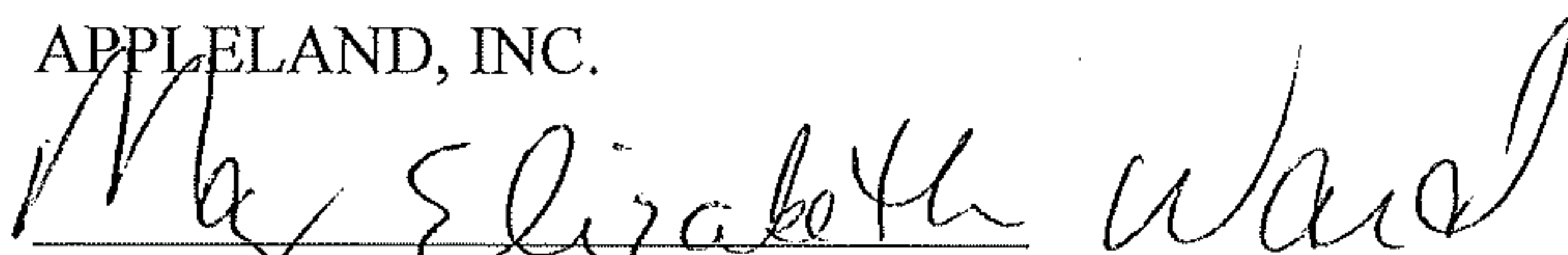
TO HAVE AND TO HOLD the above described premises, with all privileges and appurtenances thereunto appertaining unto Grantee, their heirs and/or successors and assigns, in fee simple.

Grantor covenants with 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 except for the exceptions herein stated.

Subject to restrictions, easements, rights of way of record and for *ad valorem* taxes for the current year.

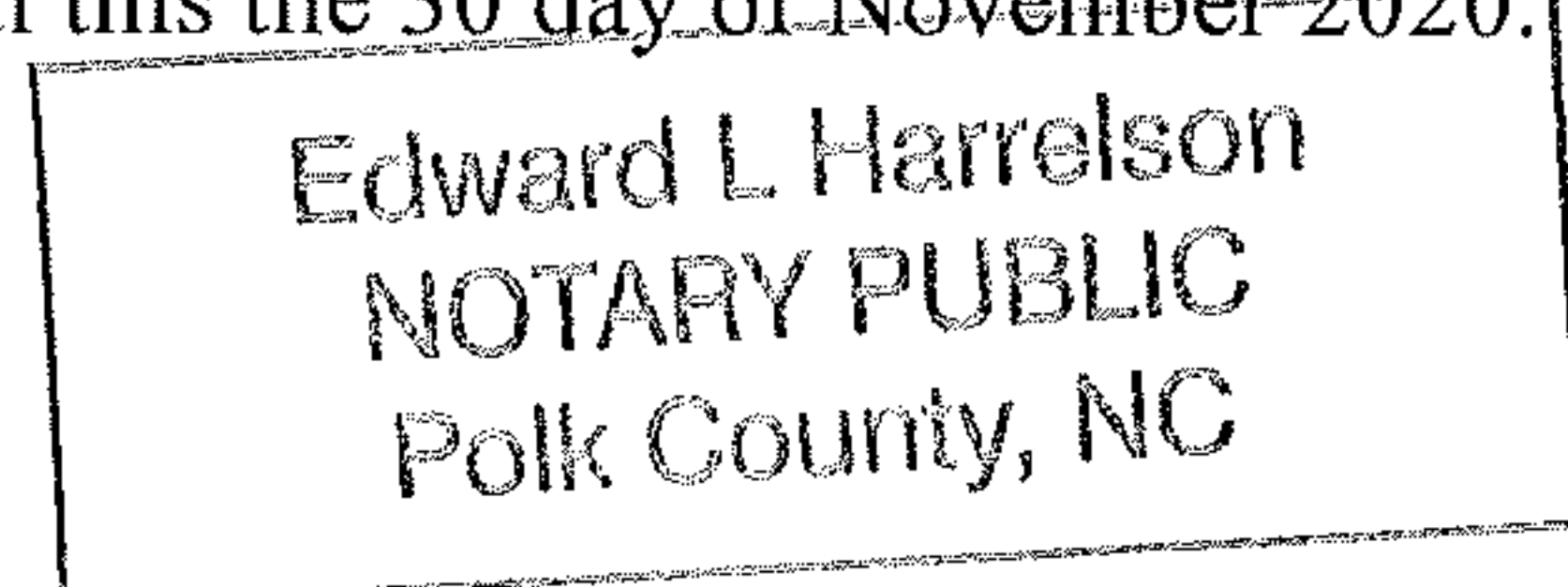
IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal, the day and year first above written.


APPLELAND, INC.


By: VICE PRESIDENT

**STATE OF NORTH CAROLINA
COUNTY OF HENDERSON**

I, the undersigned Notary Public of the County and State aforesaid, certify that Mary Elizabeth Ward personally came before me this day and acknowledged that she is the Vice-President of Appleland, Inc., and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and official seal this the 30 day of November 2020.





Notary Public

My commission expires: Jan 17, 2025.

**EXHIBIT A: PROPERTY of
WESTERN CAROLINA COMMUNITY ACTION, INC.**

TRACT ONE:

A one-acre portion of property conveyed by J. E. Heinemann and wife to David H. Matthews by deed dated July 2, 1992 and recorded in Deed Book 801, Page 177 of the Henderson County Registry and described by metes and bounds in accordance with a plat of survey prepared by William Patterson, R.L.S. dated August 24, 1995 as follows:

BEGINNING on an iron pin marking the southeast corner of the Matthews parcel referred to above, said iron pin marking the southwest corner of property owned by Appleland, Inc. and described by deed recorded in Book 673, Page 123 of the Henderson County Registry and running then from said beginning point with the North margin of Ninth Avenue west, North 85 deg. 15 min. 56 sec. West 134.68 feet to an iron pin; then leaving the North margin of Ninth Avenue West and running a new line North 3 deg. 3 min. 28 sec. East 315.27 feet to an iron pin standing in the South margin of the 40-foot wide right of way for Thornton Place; then with said right of way South 89 deg. 53 min. 30 sec. East 137.17 feet to an iron pin; then leaving the South margin of said 40-foot wide right of way South 3 deg. 28 min. 27 sec. West 325.28 feet to an iron pin and the point of beginning.

TRACT TWO:

BEGINNING at an iron pin at the Southwest corner of Lot 5, Rosemont Subdivision according to the plat thereof recorded in Plat Cabinet B, Slide 103 (formerly Plat Book 2, Page 2), Henderson County Registry, and also being the Southwest corner of that certain parcel described as Tract 1 in that Deed to Estelle F. Strider recorded in Deed Book 442, Page 101, Henderson County Registry, all as shown on the plat of survey hereinafter referred to and running thence South 80 deg. 35 min. 24 sec. East 120 feet to an iron pin; running thence along and with Tebeau Drive South 07 deg. 50 min. 23 sec. West 273.73 feet to an iron pin at the point of intersection of the western margin of Tebeau Drive and the northern margin of Ninth Avenue West; running thence with Ninth Avenue West, North 80 deg. 35 min. 24 sec. West 120.00 feet to an iron pin; running thence North 07 deg. 50 min. 23 sec. East 273.73 feet to the point and place of beginning, containing 0.75 acres, more or less, according to the plat of survey prepared by Laughter, Austin and Associates, P.A., Job No. 86-45.