

BK 4044 PG 374 - 377 (4)

DOC# 1000997849

This Document eRecorded:

05/16/2023 04:22:43 PM

Fee: \$26.00

Henderson County, North Carolina
William Lee King, Register of Deeds

Tax: \$4,400.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$4,400.00

Parcel Identifier No: 10000166, 10004091, 10006079 & 9968081 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Donald E. Jordan, 4 West Main Street, Brevard, NC 28712 ←

This instrument was prepared by: Sherri L. Brewer DEED PREP ONLY TITLE NOT EXAMINED

Brief description for the Index:

THIS DEED made this 19 day of April, 2023, by and between

GRANTOR

GRANTEE

GROUP VENTURES, INC. a North Carolina Corporation

Lakewood Hendersonville, LLC, a North Carolina Limited Liability Company

314 Fourth Avenue West
Hendersonville, NC 28739

542 S. Caldwell Street
Brevard, NC 28712

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 857 at Page 631 and Book 1051 at Page 453.

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 Slide 10146.

Submitted electronically by "Donald E. Jordan"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Henderson County Register of Deeds.

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.

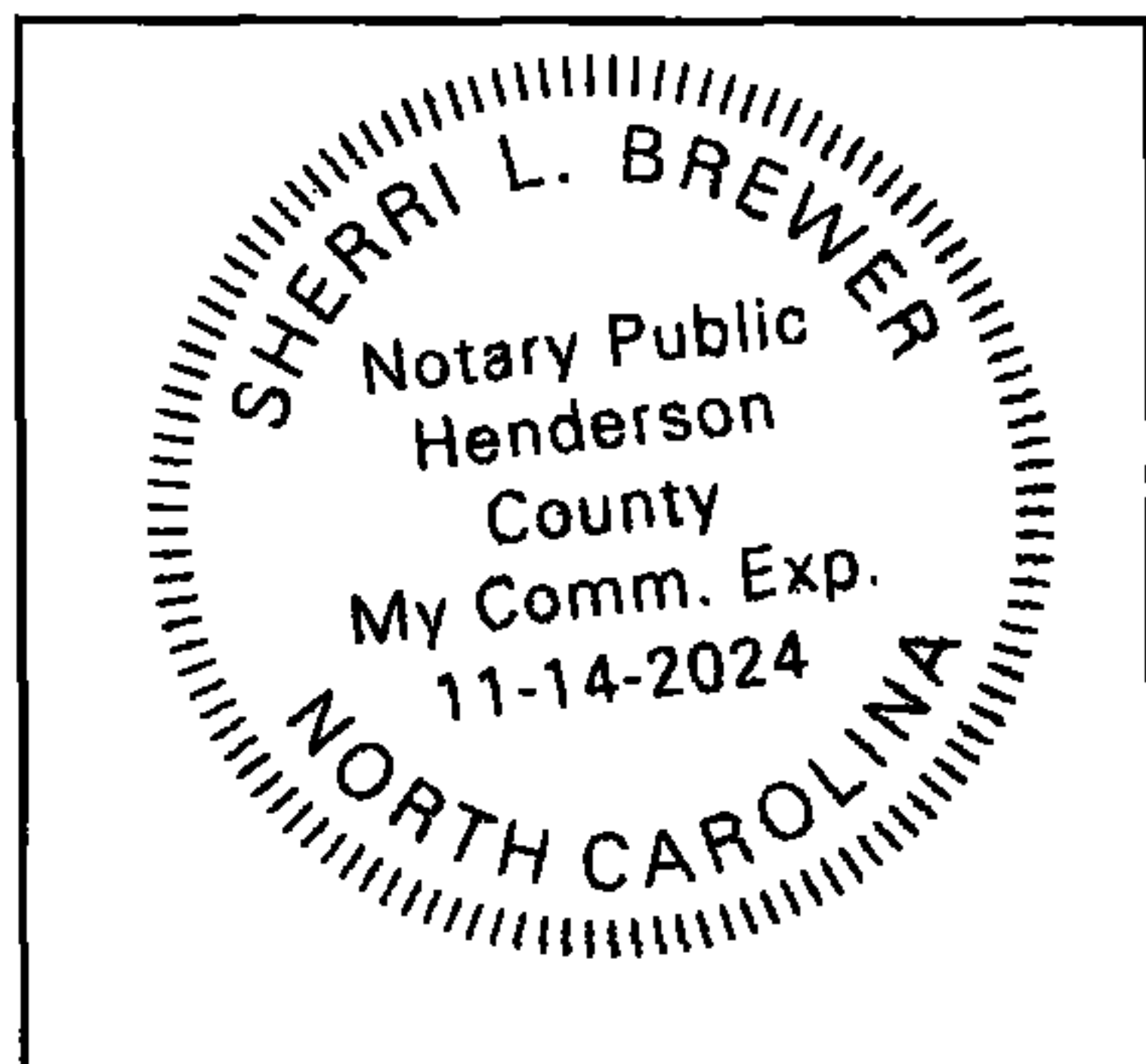
Group Ventures, Inc.

(SEAL)

By: Jon Laughter
Jon Laughter - President

By: _____
Title: _____

By: _____
Title: _____



(Affix Seal)

State of NORTH CAROLINA - County of HENDERSON

I, the undersigned Notary Public of the County and State aforesaid, certify that Jon Laughter personally came before me this day and acknowledged that he is the President of Group Ventures, Inc., a North Carolina Corporation, 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 19th day of April, 2023.

My Commission Expires:
11-14-2024

Sherril L. Brewer
Sherril L. Brewer Notary Public
Notary's Printed or Typed Name

EXHIBIT A

TRACT ONE: REID: 10000166 PIN# 9579392060

TRACT TWO: REID: 10004091 PIN# 9579382595

TRACT THREE: REID: 10006079 PIN# 9579290718

BEGINNING at an iron pin located in the center of Francis Road, S.R. 1517, said iron pin being the northwesternmost corner of the R.D. Williams property as recorded in Deed Book 616 at Page 557, Henderson County Registry, and running thence from said beginning point and with the center of Francis Road the following calls, North 89° 45' 26" East 316.75 feet and thence in a southern direction along a curve to the right, with a radius of 288.00 feet, an arc of 114.93 feet and a chord bearing of South 78° 48' 39" East 114.17 feet to an iron pin; thence leaving said Francis Road, North 04° 53' 50" East 768.74 feet to an iron pin; thence South 74° 24' 31" East 509.00 feet to an iron pin; thence North 05° 19' 42" East 737.05 feet to an iron pin; thence North 84° 28' 04" West 957.55 feet; thence crossing Lakewood Road S. R. 1518, North 83° 53' 34" West 188.05 feet to an iron pin; thence North 03° 57' 39" East 196.62 feet to an iron pin; thence North 87° 47' 45" West 1017.82 feet to an iron pin; thence North 03° 24' 06" East 478.35 feet to an iron pin; thence South 63° 29' 35" West 578.14 feet to an iron pin; thence South 77° 08' 49" West 144.72 feet to an iron pin; thence South 65° 02' 43" West 200.18 feet to an iron pin; thence North 75° 45' 51" West 165.25 feet to an iron pin; thence South 32° 43' 37" West 150.03 feet to an iron pin; thence South 60° 07' 55" West 114.41 feet to an iron pin; thence South 45° 50' 31" West 653.46 feet to an iron pin; thence South 40° 44' 08" East 297.34 feet to an iron pin; thence North 17° 00' 22" East 88.57 feet to an iron pin; thence North 72° 32' 03" East 202.02 feet to an iron pin; thence South 67° 54' 58" East 127.11 feet to an iron pin; thence South 52° 17' 45" East 165.00 feet to an iron pin; thence South 58° 47' 45" East 133 feet to an iron pin; thence South 02° 20' 59" West 480.22 feet to an iron pin; thence South 51° 19' 41" East 416.01 feet to an iron pin; thence South 75° 15' 54" East 201.10 feet to an iron pin; thence South 59° 6' 52" East 696.52 feet to an iron pin; thence in a southern direction along a curve to the right with a radius of 3954.72 feet, an arc of 494.32 feet and a chord bearing of South 57° 52' 45" East 494.00 feet to an iron pin; thence South 51° 53' 14" East 332.73 feet to an iron pin; thence North 00° 09' 40" East 12.64 feet to an iron pin; thence North 02° 07' 11" West 231.90 feet to an iron pin; thence North 03° 24' 20" East 487.18 feet to the point and place of BEGINNING, containing 115.536 acres, more or less, and shown on a plat prepared by Laughter, Austin and Associates, P.A., dated February 14, 1992.

LESS AND EXCEPTING from the operation of title conveyance that certain 5 acre tract heretofore conveyed to the U.S. Postal Service by Deed recorded in Deed Book 836 at Page 127, Henderson County Registry and that 13.92 acres conveyed in Deed Book 1045 at Page 210; that 1.89 acres conveyed in Deed Book 1045 at Page 215; that 11.13 acres conveyed in Deed Book 1660 at Page 625; and that 29.198 acres conveyed in Book 3665 at Page 510, all in the Office of the Register of Deeds for Henderson County, North Carolina.

ALSO BEING all that property conveyed to Grantor by that certain deed recorded in Book 857 at Page 631, Henderson County Registry

TRACT FOUR: REID: 9968081 PIN #9579192770

BEING a portion of the Nelle B. Cantrell property described in Book 280, Page 39 of the Records of Deeds for Henderson County and being all that portion of Tract 2 as described in said deed which is located northeast of Interstate Highway 26. Containing 6 acres according to survey of the Nelle B. Cantrell property by Laughter, Austin and Associates, P.A. Job No. 94-191 and being bound on the southwest by Interstate Highway 26 and on the north and east by property of Group Ventures, Inc. described in Book 424, Page 367 of the Records of Deeds for Henderson County.

ALSO BEING all that property conveyed to Grantor by that certain deed recorded in Book 1051 at Page 453, Henderson County Registry.