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Henderson County, North Carolina

William Lee King, Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 00.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 9961861 and 9935176

Mail after recording to: The Lyda Law Firm – 308 Martin Luther King Jr. Blvd. Hendersonville, NC 28792

This instrument was prepared by: Jack Lyda – The Lyda Law Firm (NO TITLE EXAMINATION, DEED PREPARATION ONLY)

THIS DEED made this 1st day of February 2023 by and between

GRANTOR

Jude Investments, LLC
A North Carolina Limited Liability Company
56 Headwater Dr
Hendersonville, NC 28739

GRANTEE

Spevines Rex Jones, Jr. and wife
Deitra Blythe Jones
101 Sunningdale Dr.
Flat Rock, NC 28731

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 the Town of Fletcher, Hoopers Creek Township, Henderson County, North Carolina and more particularly described as follows:

See exhibit A, attached hereto and incorporated herein by reference.

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

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book , Page , Henderson County Registry.

A map showing the above-described property is recorded in Plat Slide, Henderson County Registry and referenced within this instrument.

The above-described property does does not include the primary residence of the Grantor.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Henderson County ad valorem taxes for 2023, and subsequent years, which are a lien, but not yet due and payable, easements, rights of way, zoning and use, statutes, regulations and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

JUDE INVESTMENTS, LLC

By: *Sidney A. Blythe* _____ (SEAL)
Sidney Blythe, Member/Manager

By: _____ (SEAL)
Title: _____

_____ (SEAL)

NORTH CAROLINA - HENDERSON COUNTY

I, Jack A. Lyda, the undersigned Notary Public of the County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document for the purposes therein expressed: Sidney Blythe, Member/Manager of Jude Investments, LLC A North Carolina Limited Liability Company,

Witness my hand and official stamp or seal, this the 1st day of February 2023

My Commission Expires: 3-14-2026

[Signature]
Notary Public

Print Notary Name: Jack A. Lyda

(NOTARY SEAL)

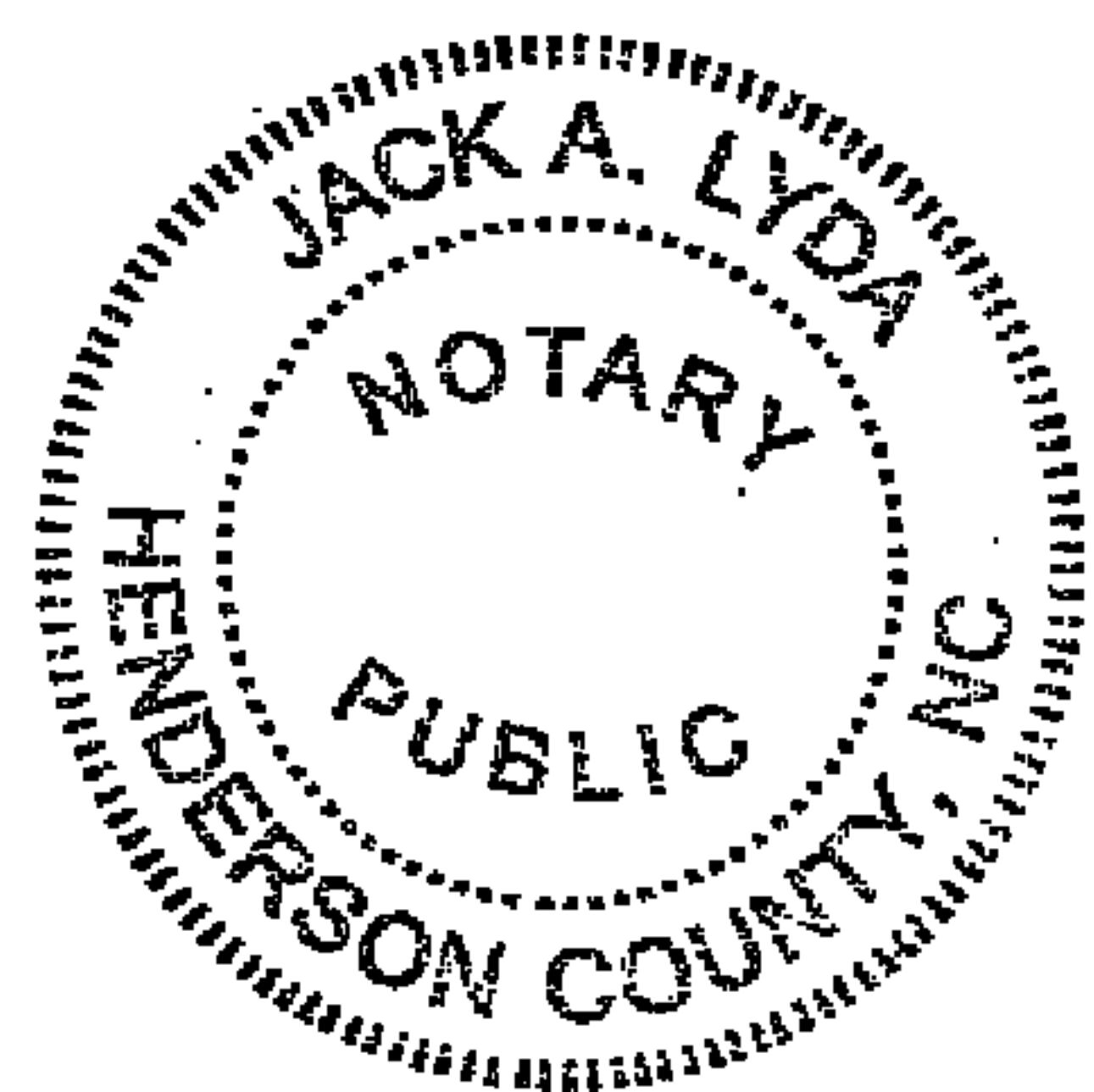


EXHIBIT A**THE PARCELS DESCRIBED BELOW ARE TO BE COMBINED INTO A SINGLE CONTIGUOUS TRACT**

TRACT 1: BEGINNING at a point in the centerline of the right of way of the Old Spartanburg Highway, said point being South 45 deg. 00 min. 00 sec. East 95 feet from the southernmost corner of the Dewey Hunnicutt property described in Deed Book 407, page 557, Henderson County Registry, and runs thence from said Beginning North 45 deg. 30 min. 00 sec. East, passing a new iron pin at 30 feet, a total distance of 170 feet to a new iron pin; thence South 45 deg. 00 min. 00 sec. East 95 feet to a new iron pin; thence South 45 deg. 30 min. 35 sec. West, passing a new iron pin at 143.33 feet, a total distance of 173.33 feet to a point in the centerline of the Old Spartanburg Highway; thence with said highway North 41 deg. 49 min. 23 sec. West 38.22 feet to a point, thence North 42 deg. 42 min. 15 sec. West 30.20 feet to a P.K. Nail, and North 45 deg. 00 min. 00 sec. West 26.61 feet to the BEGINNING and containing 0.373 acre more or less according to a survey by William Patterson, RLS, dated June 1988, captioned "Portion of the property of Margie Jones" and identified as Job No. 88-06-64B.

AND BEING all that property as described in that deed recorded in Book 3546, Page 535 of the Henderson County Registry. (REID 9935176).

TRACT 2: BEGINNING at an established iron pin which stands South 35 deg. 15 min. West 491.7 feet; South 34 deg. 46 min. West 81.5 feet; North 25 deg. 49 min. West 105.1 feet and North 31 deg. 52 min. West 105 feet from the most Southerly corner deed recorded in Deed Book 648, Page 409, Henderson County Registry; and also being that property as described in the Easternmost corner of the property now or formerly of Jones as described in Deed Book 343, Page 209, Henderson County Registry; and running from said beginning point South 47 deg. 11 min. West 184.7 feet to a stake standing in the Northeastern margin of the Old Spartanburg Highway (SR #1803); and running thence in a Northwesterly direction on a curve to the left of a circle with a radius of 1,158.9 feet, an arc distance of 175.9 feet, to a new iron pin, as Old Spartanburg Highway curves into and intersects with Upward Road Extension; and running thence with the turn of said intersection North 02 deg. 36 min. West 25.9 feet to an established iron pin; and running thence with the Southeastern margin of the right of way of Upward Road Extension North 45 deg. 59 min. East 143.4 feet to an established iron pin which stands South 43 deg. 27 min. East 14.9 feet from a new iron pin, which last mentioned new iron pin stands in the Southeastern margin of the so-foot right of way of Upward Road Extension; and running thence South 43 deg. 27 min. East 197.1 feet to the point and place of BEGINNING, containing .76 acres, more or less, and being Lot #6 on the survey for Margie O. Jones as accomplished by Freeland- Clinkscales and Associates, Inc.

AND BEING all that property as described in that deed recorded in Book 3546, Page 538 of the Henderson County Registry. (REID 9961861).