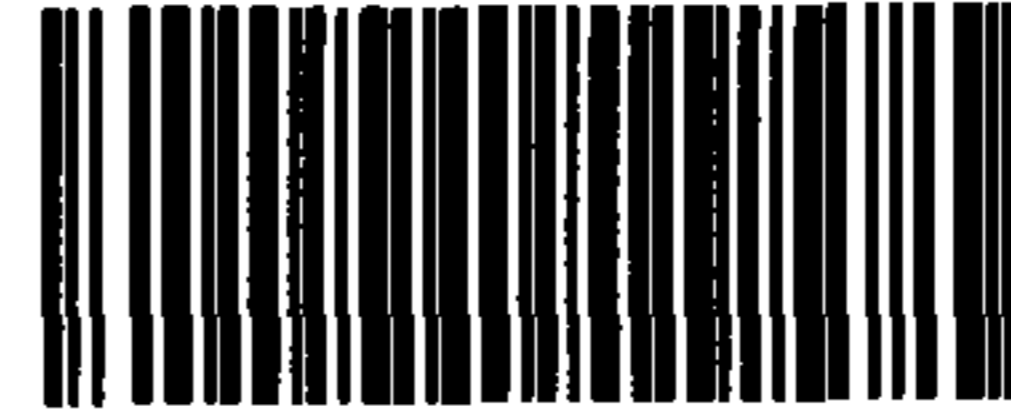


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This document presented and filed:
11/14/2023 12:45:56 PM

WILLIAM LEE KING, Henderson COUNTY, NC
Transfer Tax: \$1,062.00

Doc Stamps \$1062.00

Prepared By: Sharon B. Alexander
Deed Preparation Only

Return to: Hogan & Brewer

This instrument is prepared by Sharon B. Alexander, a licensed North Carolina Attorney. Delinquent taxes, if any are to be paid by the closing attorney to the County Tax Collector upon disbursement of closing proceeds.

STATE OF NORTH CAROLINA

SPECIAL WARRANTY DEED

COUNTY OF HENDERSON

THIS DEED, made and entered into this 14th day of November, 2023, by and between HENDERSONVILLE CHURCH, INC, a North Carolina Not for Profit Corporation (herein referred to as the "party of the first part" and having a mailing address of P. O. Box 425, Flat Rock, N.C. 28731) and KEVIN FAKHOURY AB (the "party of the second part" and having a mailing address of 24 Country Road, Hendersonville, N.C. 28791);

WITNESSETH:

The said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and Other Valuable Consideration to it in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, and convey in fee simple unto said party of the second part, his heirs and assigns, a certain tract or parcel of land lying and being in Henderson County, North Carolina, more particularly described as follows:

BEING all of that 2.076 acre tract depicted on plat entitled "Recombination of the Property of Joseph W. Wright, Jr." of record at Plat Slide 12078 in the office of the Register of Deeds for Henderson County, North Carolina reference to which plat is hereby made for a more particular description.

ALSO BEING all of that real property described in deed of record in Book of Record 3764, Page 390 in the office of the Register of Deeds for Henderson County, North Carolina.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all privileges and appurtenances thereunto belonging to him, the said party of the second part, and his heirs and assigns in fee simple forever.

And said party of the first part does covenant that it is seized of said lands in fee simple and has the right to convey the same in fee simple, that title to same is marketable and free and clear of all encumbrances, and that it will warrant and defend the title herein conveyed against the lawful claims of all persons whomsoever. This conveyance and these warranties are made subject to the rights-of-way of U.S. Highway 25 and Berkley Road to their full legal widths, to all matters depicted on the above-described plat, to utility easements and restrictive covenants of record and to 2023 Hendersonville and Henderson County ad valorem property taxes.

The real property conveyed herein does not include the primary residence of the party of the first part.

IN TESTIMONY WHEREOF, the corporate party of the first part has hereunto caused this deed to be executed in its name by its undersigned officers all by authority of its Board of Directors, the day and year first above written.


HENDERSONVILLE CHURCH, INC,

By: 
Nathan Byrd

By: 
Ryan Sisney, Vice President

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

I, a Notary Public of the County and State aforesaid, certify that Nathan Byrd, President of Hendersonville Church, Inc. and Ryan Sisney,, Vice President of Hendersonville Church, Inc., personally came before me this day and acknowledged that the execution of the foregoing instrument on behalf act of Hendersonville Church, Inc., by authority duly given and as the act of the corporation. Witness my hand and official stamp or seal, this 14th day of November, 2023.


Notary Public

My commission expire: 11-24-2027

