

BK 4271 PG 332 - 334 (3) DOC# 1001028434  
This Document eRecorded: 03/26/2025 11:57:07 AM  
Fee: \$26.00  
Henderson County, North Carolina Tax: \$120.00  
William Lee King, Register of Deeds

**NORTH CAROLINA NON-WARRANTY DEED**

Excise Tax: \$120.00

Parcel Identifier No. \_\_\_\_\_ Verified by Henderson County on the \_\_\_\_\_ day of \_\_\_\_\_, 2025  
By: \_\_\_\_\_

Mail/Box to: HANNAH L. CAMENZIND, Ramsey, Pratt & Camenzind, P.A., 35 N Gaston Street, Brevard, NC 28712

This instrument was prepared by: HANNAH L. CAMENZIND (No title search performed by Preparer)

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 26th day of March, 2025, by and between

**GRANTOR**

OM HOSPITALITY, LLC, a North  
Carolina Limited Liability Company, and  
  
UPWARD ROAD HOSPITALITY, LLC, a  
North Carolina Limited Liability Company

PO Box 759  
Fletcher, NC 28732

**GRANTEE**

ROBERT O. CAMENZIND, PEGGY C. CABE; ENNO FRANK  
CAMENZIND, JR., PAULA CAMENZIND CARTER, JOHN  
THOMAS FLEMING

5133 Boylston Highway  
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.

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 N/A, Blue Ridge Township, Henderson County, North Carolina and more particularly described as follows:


BEING ALL OF THE SAME LAND DESCRIBED ON THE PAGE WHICH IS ATTACHED HERETO, DESIGNATED AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE.

Submitted electronically by "Ramsey, Pratt & Camenzind, 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.

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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

  
OM HOSPITALITY LLC, a North Carolina Limited Liability Company

By: SATIS D. PATEL, Manager

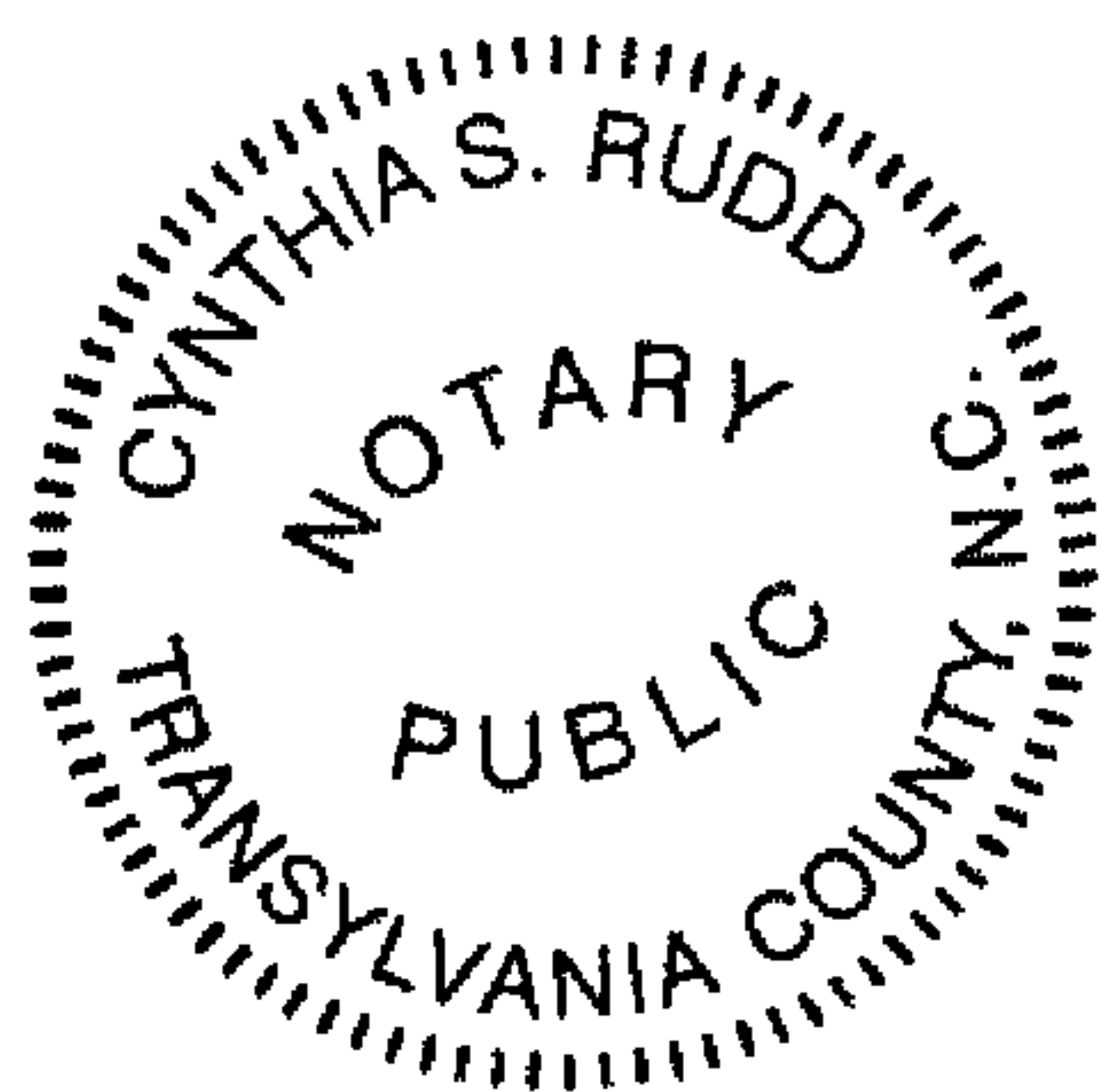
  
UPWARD ROAD HOSPITALITY, LLC, a North Carolina Limited Liability Company

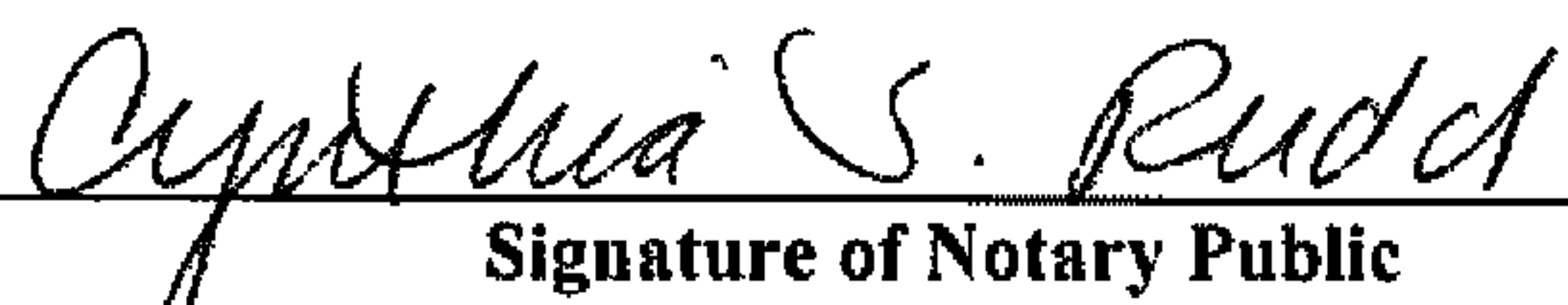
By: SATIS D. PATEL, Manager

STATE OF North Carolina, COUNTY OF Transylvania.

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: SATIS D. PATEL

WITNESS my hand and Notarial Seal, this the 21<sup>st</sup> day of March, 2025.



  
Signature of Notary Public

Cynthia S. Rudd  
Printed or typed name of Notary Public

My commission expires: 6/23/25

**EXHIBIT A**

Being all Grantor's interest in Tract A containing 0.12 acre, more or less, as shown on a plat thereof recorded Plat File 2023, Slide 15101, Records of Plats for Henderson County.

Former Tract A also being described as follows:

BEGINNING at a ½" rebar standing in the western margin of the right-of-way of Interstate 26, said pin standing N. 40° 25' 20" E. 258.83 feet from an axle found in the margin of the right-of-way for Upward Crossing Drive Extension; thence, with the right-of-way of Interstate 26, a bearing and distance of S. 30° 30' 40" E. 33 .41 feet to a 5/8" re bar; thence, with the property lines of the parcels identified as Lot 3 and Lot 4 shown on Plat Book 2014, Page 9408, N. 83° 56' 56" W. a distance of 206.46 feet to a point; thence, N. 33° 59' 59" W. 28.03 feet to a point in the property line of the 15.53 acre parcel shown on Plat Book 2021, Page 13636, now or formerly owned by Waterleaf at Flat Rock Apartments, LLC; thence, with the property line of such Waterleaf at Flat Rock Apartments, LLC property, S. 85° 27' 41" E. 36.27 feet to a 5/8" rebar; thence, with the property line of a 17.13 acre parcel shown on Plat Book 2021, Page 13636, now or formerly owned by Peggy Cabe, Enno Camenzind, Paula Carter, Robert Camenzind and Joan Fleming, the same bearing S. 85° 27' 41" E. 168.41 feet to the point and place of BEGINNING, containing 0.12 acres more or less.