

BK 3774 PG 632 - 635 (4)

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Henderson County, North Carolina

William Lee King, Register of Deeds

RETURN TO: DONALD E. JORDAN, ATTORNEY
4 WEST MAIN STREET
BREVARD, NC 28712

PREPARED BY: EDWARD L. HARRELSON

Stamps: \$3,200.00

Tax Parcel No.: 9569853434, 9569834918, 9569857172

(NO TITLE EXAMINATION PERFORMED BY PREPARER. SELLER REPRESENTATION ONLY.)

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 26 day of August, 2021, by and between:

HICKORY REALTY FUND, LLC, a New York limited liability company, hereinafter called Grantor, whose address is: 337 Schooner Ln., Carbondale, Colorado 81623, and

PROVIDENCE WALK, LLC, a North Carolina limited liability company, hereinafter called Grantee, whose address is: 542 South Caldwell Street, Brevard, NC 28712.

WITNESSETH:

WHEREAS, the property herein granted is a portion of the property which was acquired by HICKORY REALTY FUND, LLC from RAINTREE REALTY AND CONSTRUCTION, INC., Substitute Trustee, by that Trustee's Deed dated February 27, 2015 and recorded March 10, 2015 in Deed Book 1609 at Page 267 of the Henderson County Registry; and

WHEREAS, the property herein granted is a portion of the property which was acquired by HICKORY REALTY FUND, LLC from EASTSIDE ASSOCIATES, LLC by Deed dated March 27, 2015 and recorded April 9, 2015 in Deed Book 1612 at Page 444 of the Henderson County Registry; and

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.

WHEREAS, the Grantor has not utilized the property as its primary residence; and

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

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 Henderson County, North Carolina:

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

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.

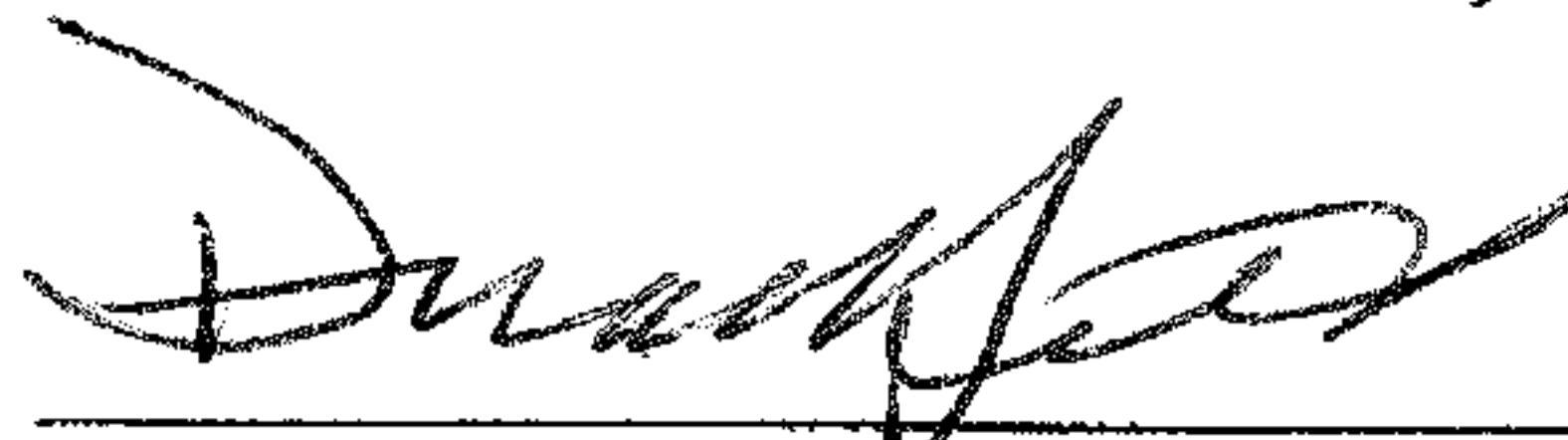
Grantor covenants with Grantee that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions herein stated.

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

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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

HICKORY REALTY FUND, LLC



(Seal)

By: DONALD FLAKS

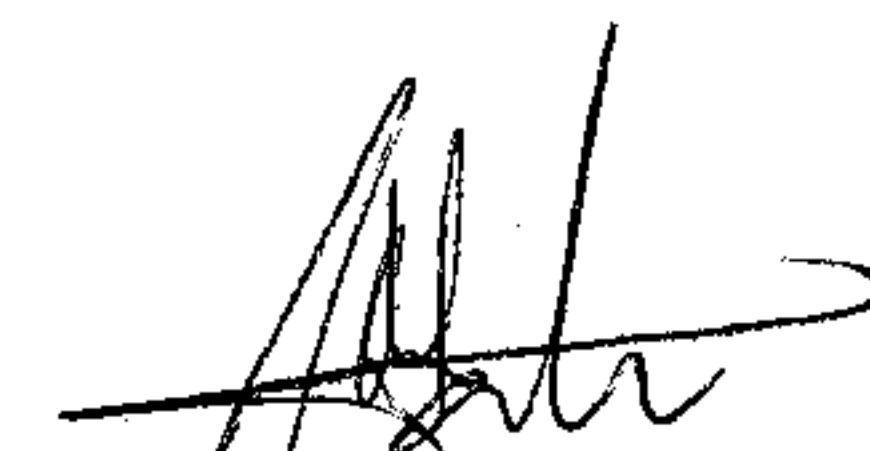
Its: Sole Member and Manager

STATE OF COLORADO

COUNTY OF Eagle

FATIMA MARTINEZ HERNANDEZ
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20184045969
MY COMMISSION EXPIRES JAN 11, 2023

I, the undersigned Notary Public of the County and State aforesaid, certify that DONALD FLAKS personally came before me this day and acknowledged that he is the Sole Member and Manager of HICKORY REALTY FUND, LLC, a New York limited liability company, 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 official seal this the 26th day of August, 2021.


Notary Public

My commission expires: January 11, 2023

EXHIBIT A
Legal Description

TRACT ONE:

PIN: 9569-85-7172

BEING all of that 15.55 acres described as Tract 2 in that deed to Hickory Realty Fund, LLC by Raintree Realty and Construction, Inc. Substitute Trustee, as recorded in Deed Book 1609 at Page 267, Henderson County Registry and as shown on that map recorded at Plat Slide (2005) 5648, Henderson County Registry. LESS AND EXCEPTING the portion thereof conveyed to Housing Assistance Corporation by Hickory Realty Fund, LLC as recorded in Deed Book 1612 at Page 485, Henderson County Registry and as shown on Plat Slides (2015) 9686, 9964, and 9965, Henderson County Registry.

TRACT TWO:

PIN: 9569-85-3434

BEING all of Tract 5 consisting of .73 acres more or less as conveyed to Hickory Realty Fund, LLC by Raintree Realty and Construction, Inc. Substitute Trustee, as recorded in Deed Book 1609 at Page 267, Henderson County Registry and said lot is also depicted on that plat recorded at Plat Slide (2005) 5648, Henderson County Registry.

TRACT THREE:

PIN: 9569-83-4918

BEING all of the 5.71 acres, more or less, remaining from the parcel conveyed by the Deed recorded in Book 1612, Page 444, Henderson County Registry; less and excepting the portion of the property conveyed by the Deed recorded in Book 1612, Page 485. This 5.71 acres is shown as the Remainder parcel at the southern end of the Plat recorded in Plat Slide (2015) 9686, Henderson County Registry.

CONVEYED TOGETHER WITH and SUBJECT TO all appurtenances, including rights of way for access and utilities and subject to easements of record or as shown on the recorded Plats.