

BK 3841 PG 514 - 516 (3) DOC# 970104
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Fee: \$26.00
Henderson County, North Carolina Tax: \$712.00
William Lee King, Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$712.00

Parcel Identifier No: 1005313 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Kennon Craver, LLC, 4011 University Drive, Ste. 300, Durham, NC 27707

This instrument was prepared by: Sherri L. Brewer DEED PREP ONLY TITLE NOT EXAMINED 21-2891

Brief description for the Index: 4.2 acres Duncan Hill Rd

THIS DEED made this 14th day of December 2021, by and between

GRANTOR	GRANTEE
GREEN HOLDINGS, LLC, a North Carolina Limited Liability Company	LEE RAY BERGMAN, LLC, a North Carolina Limited Liability Company
PO Box 1776 Hendersonville, NC 28793	PO Box 685 Durham, NC 27702

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 Hendersonville Township, 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 1680 at Page 475 & 465.

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 _____.

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 2022 and subsequent years.
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.

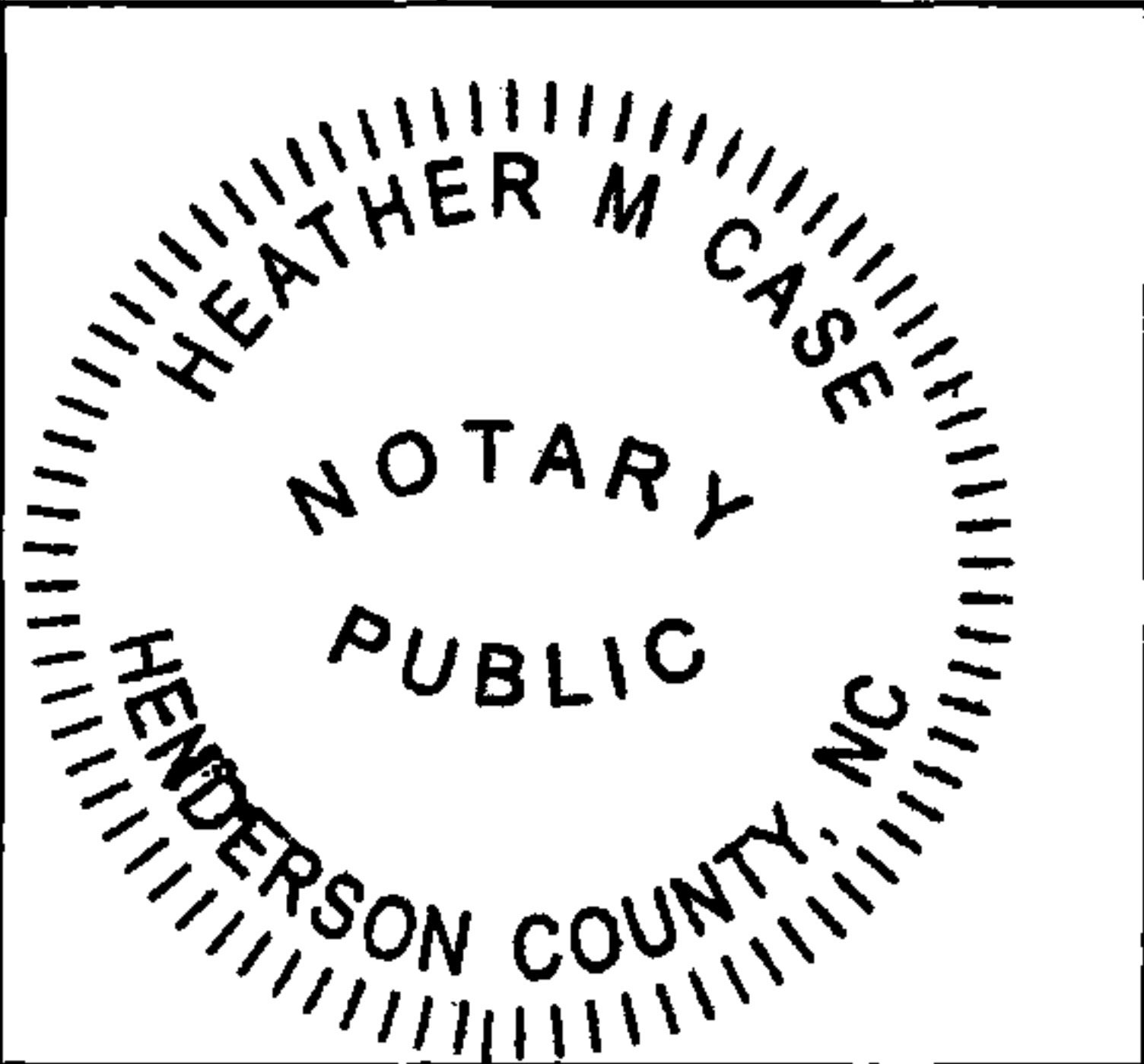
Green Holdings, LLC

By: Paul A Bakke
Paul Bakke, Member/Manager

By: _____

By: Thomas H. Jacobson
Thomas H. Jacobson, Member/Manager

By: _____



(Affix Seal)

State of NORTH CAROLINA - County of HENDERSON

I, the undersigned Notary Public of the County and State aforesaid, certify that Paul Bakke and Thomas H. Jacobson, Members/Managers of Green Holdings, LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 14th day of December, 2021.

My Commission Expires:
9/26/2026

Heather M Case
Heatherm.case Notary Public
Notary's Printed or Typed Name

Exhibit A

BEGINNING at a spindle, said spindle being located in the eastern or northeastern boundary of the right of way of Duncan Hill Road (SR 1523), said spindle being located North 80 deg. 23 min. 07 sec. West 57.78 feet from the corner of a church building, said church building being located on the property of (now or formerly) Trustees of Mountain View Baptist Church, Inc. as described in Deed Book 966, Page 255, Henderson County Registry, said Beginning Point also being the northwesternmost corner of said property; AND RUNNING THENCE FROM SAID POINT AND PLACE OF BEGINNING along and with the eastern or northeastern boundary of the right of way of Duncan Hill Road, North 38 deg. 47 min. 39 sec. West 484.19 feet to a point, said point being the southwesternmost corner of the property of (now or formerly) Hazel Erwin Heaton, said property being described in Deed to Hazel Erwin Heaton's predecessors in title in Deed Book 220, Page 236; thence along and with the southeastern boundary of the property of Hazel Erwin Heaton, passing an existing iron pin at 7.61 feet, North 50 deg. 15 min. 24 sec. East 583.98 feet to an existing iron stake in the western or southwestern boundary of the property of (now or formerly) Radio Hendersonville, Inc. as described in Deed Book 778, Page 237; thence along and with the boundary of the property of Radio Hendersonville, Inc., South 40 deg. 15 min. 59 sec. East 484.78 feet to an existing iron pin, said existing iron pin being a common corner with the property of (now or formerly) Trustees of Mountain View Baptist Church, Inc., said existing iron pin being located North 40 deg. 19 min. 20 sec. West 75.87 feet from an existing iron pin at the southernmost corner of Tract I as described in Deed Book 778, Page 237; thence along and with the northwestern boundary of the property of (now or formerly) Trustees of Mountain View Baptist Church, Inc., South 50 deg. 19 min. 06 sec. West 596.43 feet to the point and place of BEGINNING, and being a tract or parcel of land containing 6.564 acres, more or less, and being the property shown on unrecorded plat of survey entitled "Plat of Survey for Philip T. Green, Jr. and wife, Dona B. Green" prepared by Waggoner and Rhodes Land Surveyors, Inc. dated December 27, 2004, bearing Job No. 04-107. Being the same property conveyed as "TRACT I" from Margaret H. Coleman, Widow, to Philip T. Green, Jr. and wife, Dona B. Green, by deed dated December 30, 2004, and recorded in Deed Book 1211 at Page 457, Henderson County Registry.

Less and excepting that 2.387 acre parcel conveyed from Philip T. Green, Jr. and wife, Dona B. Green, to Vernon Jones, Dono Jones and Seagle Blackwell, Trustees for Mountain View Missionary Baptist Church (fka Mountain View Baptist Church) by deed dated August 7, 2006, and recorded in Deed Book 1284 at Page 562, Henderson County Registry.