

BK 3841 PG 517 - 519 (3) DOC# 970105
This Document eRecorded: 12/21/2021 03:41:33 PM
Fee: \$26.00
Henderson County, North Carolina Tax: \$689.00
William Lee King, Register of Deeds

~~\$689.00~~ NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: ~~\$688.00~~

Parcel Identifier No: 1000010 & 110768 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: 4.06 acres Duncan Hill Rd

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

GRANTOR	GRANTEE
NORTH MAIN STREET PROPERTIES OF HENDERSONVILLE, 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.

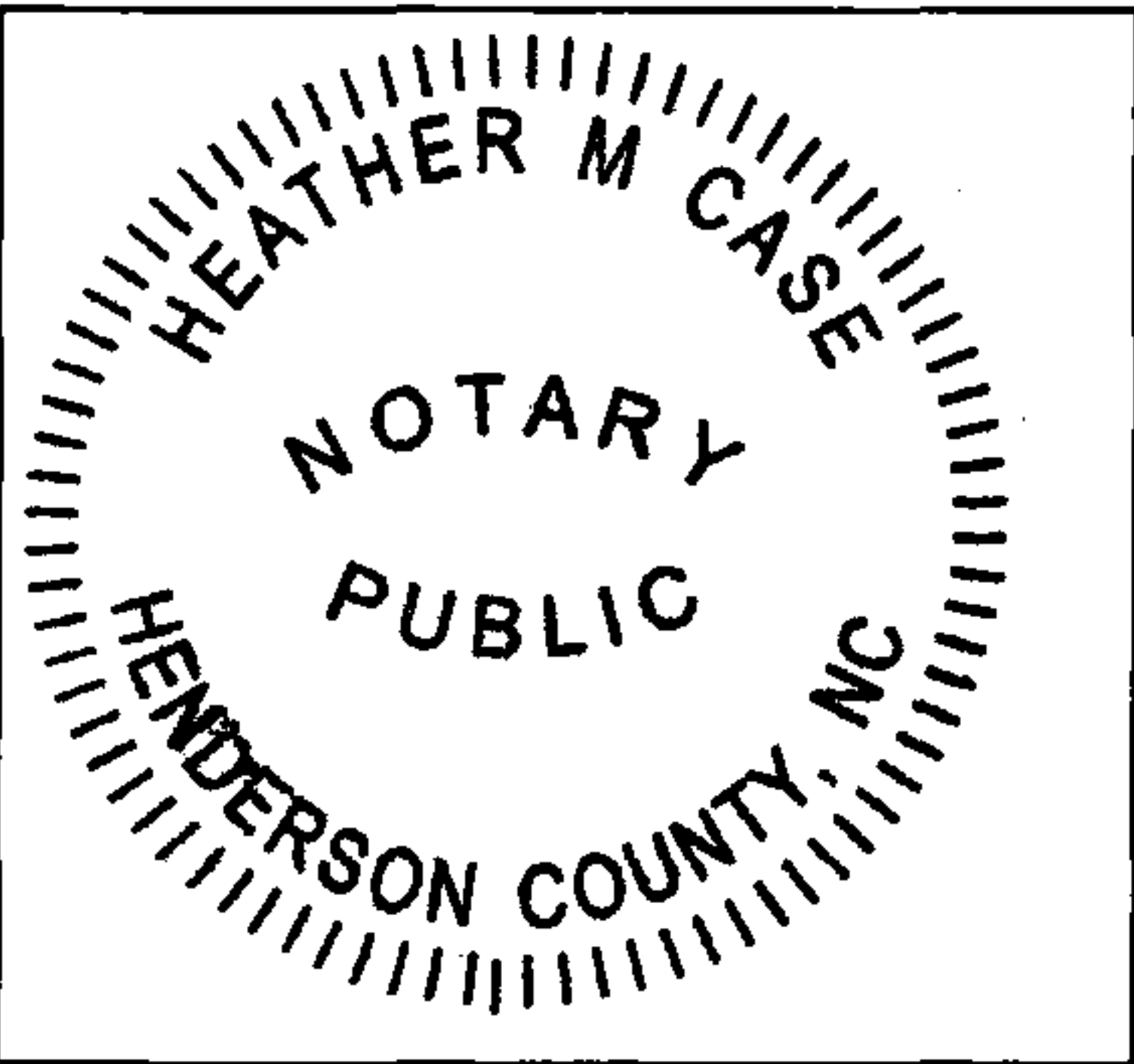
North Main Street Properties of Hendersonville, LLC

By: Paul 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 North Main Street Properties of Hendersonville, 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
Heather M. Case Notary Public
Notary's Printed or Typed Name

Exhibit A

Tract 1:

BEGINNING at a point located in the eastern or northeastern boundary of the right of way of Duncan Hill Road (SR 1523), said Beginning Point being the northwesternmost corner of the property of Hazel Erwin Heaton, said property described in Deed to Hazel Erwin Heaton's predecessor in title in Deed Book 220, Page 236; AND RUNNING THENCE FROM SAID POINT AND PLACE OF BEGINNING along and with the boundary of the right of way of Duncan Hill Road, North 39 deg. 20 min. 53 sec. West 274.58 feet to a point; thence continuing along and with the boundary of the right of way of Duncan Hill Road, North 51 deg. 23 min. 04 sec. East 16.96 feet and North 38 deg. 20 min. 12 se. West 65.21 feet; thence in a clockwise direction along and with the arc of a curve having a radius of 287.16 feet, a chord bearing North 32 deg. 40 min. 25 sec. West, a chord distance of 56.67 feet, a tangent of 28.48 feet, a delta angle of 11 deg. 19 min. 34 sec., a distance of 56.77 feet to an existing iron stake; thence continuing in a clockwise direction along and with the arc of a curve having a radius of 32.03 feet, a chord bearing of North 36 deg. 56 min. 00 sec. East, a chord distance of 57.55 feet, a tangent of 65.51 feet, a delta angle of 127 deg. 53 min. 15 sec., a distance of 71.49 feet to a point located in the southern boundary of the right of way of Signal Hill Road (SR 1508); thence along and with the southern boundary of the right of way of Signal Hill Road, along and with the arc of a curve having a radius of 2255.54 feet, a chord bearing of South 82 deg. 49 min. 28 sec. East, a chord distance of 377.26 feet, a tangent of 189.29 feet, a delta angle of 9 deg. 35 min. 39 sec., a total distance of 377.69 feet to an existing iron stake; thence continuing along and with the southern boundary of the right of way of Signal Hill Road, South 87 deg. 37 min. 18 sec. East 199.22 feet to a new iron pin set, said new iron pin being the northernmost corner of the property of Hazel Erwin Heaton referred to hereinabove; thence along and with the northern or northwestern boundary of the property of Hazel Erwin Heaton, South 50 deg. 16 min. 58 sec. West passing an existing iron pin at 477.92 feet, a total distance of 488.87 feet to the point and place of BEGINNING, and being a tract of parcel of land containing 2.504 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 II" 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.

Tract 2:

BEING Lot 7 of the A.A. Duncan Estate as shown by map recorded in Book 72, Page 71 of the Records of Deeds for Henderson County and being more particularly described as follows:

BEGINNING at a stake on the East side of Duncan Street, the southeast corner of Lot 8 and runs North 49 ½ deg. East with Lot 8, 35 poles to a stake; thence South 39 ½ deg. East 9 ½ poles to a stake, the northwest corner of Lot 6; thence South 49 ½ deg. West with Lot 6, 35 1/3 poles to a stake at Duncan Street; thence North 39 ½ deg. West with Duncan Street to the BEGINNING, containing 2 acres more or less.

BEING the same property conveyed from Hazel Erwin Heaton, Widow, to Philip T. Green, Jr. and wife, Dona B. Green, by deed dated February 13, 2006, and recorded in Deed Book 1263 at Page 153, Henderson County Registry.