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This document presented and filed:  
12/29/2023 11:45:50 AM

*WLK*

WILLIAM LEE KING, Henderson COUNTY, NC  
Transfer Tax: \$0.00

**NORTH CAROLINA DEED OF GIFT**

Excise Tax: \$ 0.00

Parcel Identifier No. 1008947 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Hogan & Brewer, PLLC - 229 North Main Street, Hendersonville, NC 28792 - File No. 23-4743

This instrument was prepared by: Sherri L. Brewer

Brief description for the Index: 1.75 acres Sylvan Blvd

THIS DEED made this 29<sup>th</sup> day of December, 2023, by and between

GRANTOR

GRANTEE

**CLA BUILDERS, INC., A North  
Carolina Corporation**

**PO Box 1209  
Etowah, NC 28729**

**THE HOUSING ASSISTANCE  
CORPORATION, a North Carolina Non-Profit  
Corporation**

**PO Box 2057  
Hendersonville, NC 28793**

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 Hendersonville. Henderson County, North Carolina and more particularly described as follows:

**SEE ATTACHED EXHIBIT A.**

A portion of property hereinabove described was acquired by Grantor by instrument recorded in Book 1339 Page 186.

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

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 City of Hendersonville and Henderson County ad valorem taxes.  
Subject to Restrictions, Easements, and Rights of Way of Record.

Book 4121  
Page 512

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

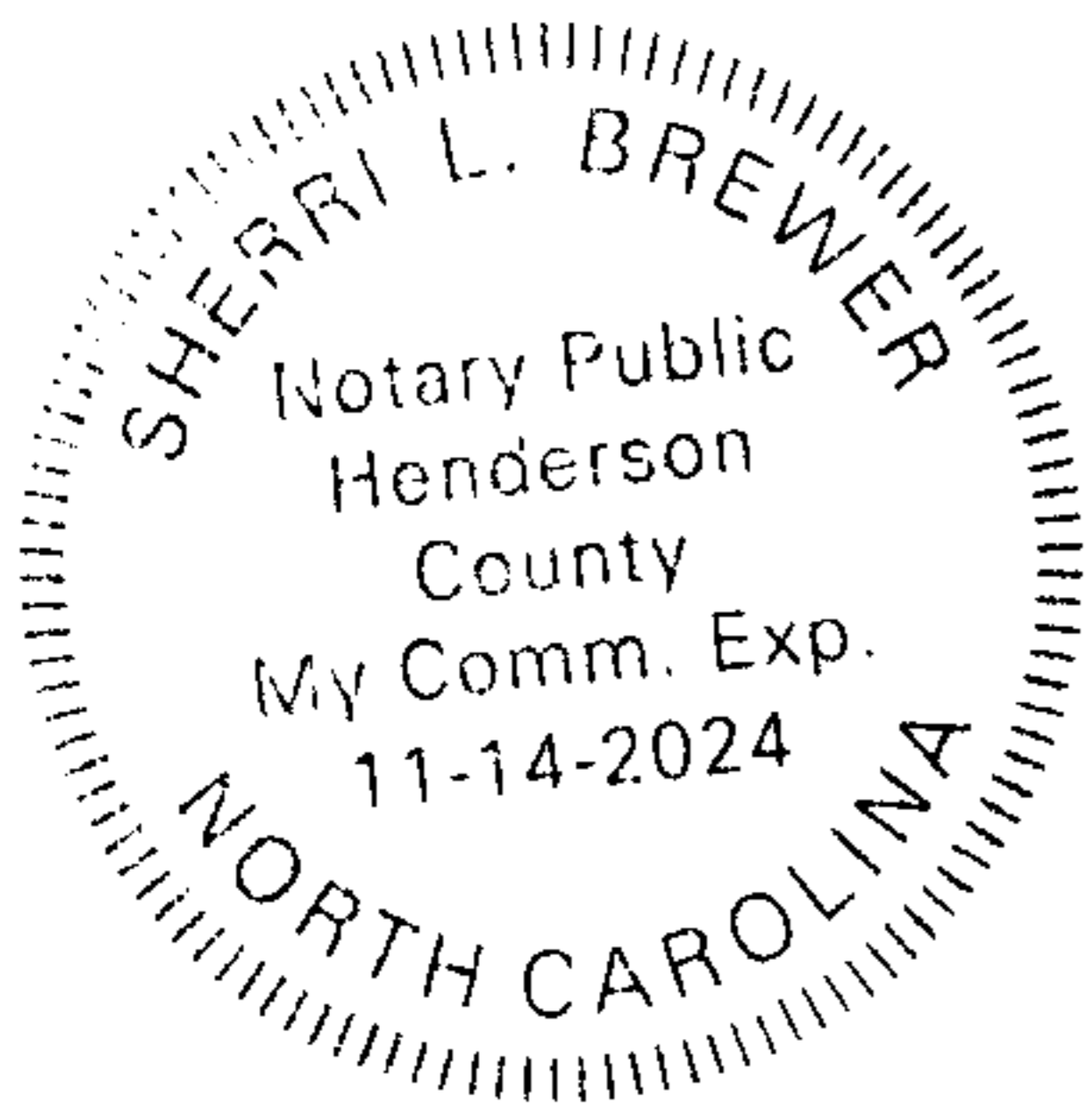
CLA Builders, Inc., A North Carolina Corporation

(SEAL)

By:   
Charles L. Anderson, Jr., President

(SEAL)

State of North Carolina - County of Henderson



I, the undersigned Notary Public of the County and State aforesaid, certify that Charles L. Anderson personally came before me this day and acknowledged that he is the President of CLA Builders, Inc., a North Carolina Corporation 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 Notarial stamp or seal this 29<sup>th</sup> day of DECEMBER, 2023.

(Affix Seal)

My Commission Expires:  
11-14-2024


  
Sherri L. Brewer Notary Public  
Notary's Printed or Typed Name



EXHIBIT A

BEGINNING at an existing iron pin, said pin stands in the southern margin of the right of way for Sylvan Boulevard and in the western margin of the 25 feet wide right of way of Leafy Way Drive, said pin being the northeastern corner of Lot 65 (Plat Cabinet B-149 and see Deed book 299 Page 441, all references herein to the Henderson County Registry) said pin standing South 52 deg 00 min 30 sec East 183.61 feet from the northernmost corner of Lot 67 shown on a plat recorded at Plat Cabinet B-149, thence from said BEGINNING point with the margin of Leafy Way Drive South 21 deg 06 min 42 sec East 156.80 feet to an iron pin; thence South 27 deg 10 min 13 sec East 34.53 feet to an iron pin, thence with the margin of Lots 20 – 22 (Sylvan Heights) South 35 deg 51 min 40 sec East 93.63 feet to an iron pin, thence with the margin of Lots 23 – 25, South 41 deg 06 min 10 sec East 93.45 feet to an iron pin beside a sanitary sewer line, thence leaving the Leafy Way Drive with the margin of Lot 25, North 88 deg 17 min 41 sec West 154.47 feet to an iron pin, thence North 01 deg 51 min 19 sec East 25.09 feet to a point; thence North 88 deg 22 min 10 sec West 37.96 feet to an iron pin; thence with the western margin of Lots 24 – 21, North 00 deg 20 min 35 sec West 100.13 feet to an iron pin; thence with the line of Lot 20 South 89 deg 16 min 38 sec West 67.80 feet to an iron pin beside a creek, thence North 03 deg 20 min 38 sec East 50.74 feet to an iron pin (this is the beginning pint for tract two of Deed Book 952 Page 407, Henderson County Registry), thence (with the lines of Wentz, DB 375, P 359 and DB 1124, P 274) North 88 deg 21 min 28 sec West 210.59 feet to an iron pin in the line now or formerly of Sellers (DB 1187, P 697), thence with said line North 03 deg 13 min 11 sec East 125.58 feet to an iron pin near a creek; thence with the line dividing Lots 67 and 70, North 45 deg 13 min 36 sec East 148.21 feet to an iron pin in the margin of Sylvan Boulevard; thence on a curve with a radius of 141.35 feet following the margin of the right of way of Sylvan Boulevard running to the left South 44 deg 42 min 36 sec East 152.96 feet (and an arc length of 161.62 feet) to an iron pin which is the northwestern corner of Lot 65; thence South 83 deg 21 min 47 sec East 37.34 feet to the point and place of BEGINNING. Containing 1.75 acres more or less according to a survey entitled "Boundary Survey for Charles Anderson, Sylvan Boulevard, Lots 19-25, DB 299-441 Lots 66-69 Plat Cabinet B-149, City of Hendersonville, Henderson County, State of North Carolina" by Freeland-Clinkscales & Associates, Inc. dated October 22, 2007 bearing drawing number H27294.

BEING a consolidated description of Tracts 1 and 2 as described in that deed to Revertia Pegg and Charles Hansley and wife, Donna Hansley recorded in Deed Book 1206, Page 68 of the Henderson County Registry.

ALSO BEING that property conveyed to CLA Builders, Inc. by deed recorded in Deed Book 1339 at Page 186 in the Office of the Register of Deeds for Henderson County, North Carolina.