

BK 4225 PG 32 - 35 (4)

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11/08/2024 11:38:19 AM

Fee: \$26.00

Henderson County, North Carolina

Tax: \$0.00

William Lee King, Register of Deeds

Please do not place anything in the 3" margin above – for recording information only

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$ 0.00

Parcel Identifier No.: 9577-99-0735, 9577-99-2741, 9577-99-1738, 9577-89-9659

Mail after recording to: The Van Winkle Law Firm

422 S. Main St., Hendersonville, NC 28792

This instrument was prepared by: Van Winkle, Buck, Wall, Starnes & Davis, P.A. (Michael M. Thompson)

Brief description for the Index: Tract on Upward Road, Flat Rock, 28731

THIS DEED made this _____ day of November, 2024, by and between:

<u>GRANTOR</u>	<u>GRANTEE</u>
<p>Lyndon B. Hill and wife, Lynn G. Hill and LBH PROPERTY HOLDINGS, LLC, A North Carolina Limited Liability Company</p>	<p>LBH PROPERTY HOLDINGS, LLC, A North Carolina Limited Liability Company</p>
<p>168 Daffodil Cove Lane, Flat Rock, NC 28731</p>	<p>168 Daffodil Cove Lane, Flat Rock, NC 28731</p>

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.

This instrument was prepared by Michael M. Thompson, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

WITNESSETH, that Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in the Hendersonville Township, County of Henderson, North Carolina, and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 4058, Page 360, Henderson County Registry.

submitted electronically by "Van Winkle Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Henderson County Register of Deeds.

All or a portion of the property herein conveyed ___ includes or XXX does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And 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 Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements, covenants, conditions, and restrictions of record; 2024 ad valorem taxes; and utilities physically located on the property.

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

Lyndon B. Hill {Seal} Lynn G. Hill {Seal}

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

I, Gealean Murray Roeters, a Notary Public of the County and State aforesaid, certify that **Lyndon B. Hill and wife, Lynn G. Hill** personally appeared before me this day and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Sworn and subscribed to before me. Witness my hand and official stamp or seal, this 16th day of November, 2024.

Gealean Murray Roeters
Notary Public
My Commission Expires: September 22, 2029

SEAL/STAMP
GEALEAN MURRAY ROETERS
NOTARY PUBLIC
Henderson County
North Carolina
My Commission Expires September 22, 2029

LBH PROPERTY HOLDINGS, LLC

By: Lyndon B. Hill {Seal}
Lyndon B. Hill, Managing Member

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

I, Gealean Murray Roeters, a Notary Public of the County and State aforesaid, certify that **Lyndon B. Hill, Managing Member of LBH Property Holdings, LLC, a North Carolina Limited Liability Company**, personally appeared before me this day and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Sworn and subscribed to before me. Witness my hand and official stamp or seal, this 16th day of November, 2024.

Gealean Murray Roeters
Notary Public
My Commission Expires: September 22, 2029

SEAL/STAMP
GEALEAN MURRAY ROETERS
NOTARY PUBLIC
Henderson County
North Carolina
My Commission Expires September 22, 2029

EXHIBIT A

TRACT ONE

BEGINNING at an existing ½" iron pipe located in the westernmost corner of Lot 27, Lawndale Park Subdivision as shown on a plat thereof recorded in Plat Cabinet B Slide 304, Henderson County Registry, thence from said beginning point and with the boundary of the Spinx Company tract described in Book 4132 Page 565, Henderson County Registry, North 49 degrees 08 minutes 37 seconds West passing an existing iron pipe on the line at 36.76 feet for a total distance of 304.90 feet, to a point located in the right of way of Upward Road (SR 1783) said point also being located South 49 degrees 08 minutes 37 seconds East 0.24 feet from an existing #5 rebar, thence with the southern margin of the right of way of Upward Road North 52 degrees 22 minutes 19 seconds East 120.08 feet to an exiting aluminum cap right of way monument, thence South 36 degrees 05 minutes 01 second East 65.11 feet to an existing aluminum cap right of way monument, thence North 32 degrees 00 minutes 33 seconds East 92.76 feet, thence South 55 degrees 01 minutes 42 seconds East 217.69 feet to a #5 rebar set on the western boundary of Lot 35, thence South 36 degrees 50 minutes 25 seconds West 42.66 feet to a #5 rebar set, thence South 36 degrees 50 minutes 25 seconds West 174.79 feet to the POINT AND PLACE OF BEGINNING and being 1.20 acres, more or less, and being all of that property designated as TRACT 1 as shown on that plat entitled " Plat of Survey for Lyndon Hill and wife, Lynn Hill" by Hill and Associates Surveyors, P.A. and being Drawing No. 2023258001, reference to which is hereby made and incorporated herein for greater certainty of description.

Being all of that same real property as conveyed by deed recorded in Deed Book 1104 Page 416, Henderson County Registry and being a portion of that same real property conveyed by deeds recorded in Book 648 Page 409, Henderson County Registry and being a portion of Deed Book 4058, Page 360, Henderson County Registry

TRACT TWO

BEGINNING at an existing #5 rebar set located in the easternmost corner of 35, Lawndale Park Subdivision as shown on plat thereof recorded in Plat Cabinet B Slide 304, Henderson County Registry and located within the margin of the right of way of Bell Avenue, thence South 36 degrees 00 minutes 25 seconds West 46.66 feet to an existing 1" iron pipe, thence North 53 degrees 11 minutes 22 seconds West 124.99 feet to a #5rebar set, thence North 36 degrees 50 minutes 25 seconds East 42.66 feet to a #3 rebar set, thence South 55 degrees 01 minute 42 seconds East 124.38 feet to the POINT AND PLACE OF BEGINNING and being 0.13 acres, more or less, and being all of that property designated as TRACT 2 as shown on that plat entitled " Plat of Survey for Lyndon Hill and wife, Lynn Hill" by Hill and Associates Surveyors, P.A. and being Drawing No. 2023258001, reference to which is hereby made and incorporated herein for greater certainty of description.

Being a portion of that same real property conveyed by deeds recorded in Book 648 Page 409, Henderson County Registry and a portion of Deed Book 4058, Page 360, Henderson County Registry.

Tracts One and Two being all of that property described in Deed Book 4165, Page 586, Henderson County Registry.

TRACT THREE

Portion of right of way for Upward Road, S.R. 1783, Project Reference No. R-4430, Project 6-806223 and Project 6-952418. Right of Way found in Deed Book 799, Page 509.

Beginning at an Aluminum Cap Right of Way Monument standing 61.65 feet right of Line "L" at station 45+50.42. Thence a New Line North 60 degrees 01 minutes 21 seconds East a distance of 78.92 feet to a #5 Rebar with Aluminum Right of Way Cap set. Standing South 60 degrees 01 minutes 21 seconds West a distance of 49.69

feet from an Aluminum Cap Right of Way Monument standing 58.09 feet right of Line "L" at station 46+85.85. Thence a New Line South 55 degrees 01 minutes 44 seconds East a distance of 23.37 feet to a #5 Rebar with Aluminum Right of Way Cap set. Thence with existing Right of Way South 32 degrees 00 minutes 33 seconds West a distance of 92.76 feet to an Aluminum Cap Right of Way Monument standing 126.55 feet right of Line "L" at station 45+56.09. Thence with existing Right of Way North 36 degrees 05 minutes 01 seconds West a distance of 65.11 feet to the Point and Place of Beginning. Containing 3637 square feet.

Tract Three being all of that property as described in Deed Book 4221, Page 412, Henderson County Registry.

IT IS THE INTENTION OF THE GRANTORS AND GRANTEEES HEREIN TO COMBINE THE SUBJECT PROPERTIES (PIN 9577-99-7035, PIN 9577-99-2741, PIN 9577-99-1738, AND PIN 9577-89-9659), INTO ONE CONTIGUOUS PARCEL FOR HENDERSON COUNTY AD VALOREM TAX PURPOSES.