

BK 3959 PG 328 - 330 (3)

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Fee: \$26.00

Henderson County, North Carolina

Tax: \$850.00

William Lee King, Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

| | |
|----------------------------------|--|
| Excise Tax: | \$850.00 |
| Parcel ID: | 102716 |
| Mail/Box to: | Law Office of Bridgit D. Swing, PLLC, 101B Chadwick Square Court, Hendersonville, NC 28739 |
| Prepared by: | Staton Law Firm, Whitney Staton, Deed Preparation Only - No Title Search Performed |
| Brief description for the index: | 1306 Hyman Ave, Hendersonville, NC 28792 |

THIS GENERAL WARRANTY DEED ("Deed") is made on the 6th day of September, 20 22, by and between:

| GRANTOR | GRANTEE |
|---|---|
| JMK Builders, LLC, a North Carolina limited liability company PO Box 731 Etowah, NC 28729 | Eric Lombardo, unmarried 1306 Hyman Ave Hendersonville, NC 28792 |

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Hendersonville, Hendersonville City, Henderson County, North Carolina and more particularly described as follows (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3743 Page 713.

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Book _____ Page _____.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Subject to 2022 ad valorem property taxes.

Subject to restrictions, right of ways and easements of record.

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Name:

Name:

Name:

Name:

JMK Builders, LLC, a North Carolina limited liability company

Entity Name

By: 

Name: Justin Michael Klepp

Title: Owner Manager

By: _____

Name: _____

Title: _____

STATE OF NORTH CAROLINA, COUNTY OF HENDERSON

I, Hannah McConnell, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 6th day of September, 20 22 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):
Justin Michael Klepp as Owner Manager of JMK Builders, LLC, a North Carolina limited liability company.

Affix Notary Seal/Stamp

HANNAH MCCONNELL
Notary Public, North Carolina
Henderson County
My Commission Expires
September 07, 2025



Notary Public (Official Signature)
My commission expires: 9/7/25

EXHIBIT "A"

Being all of Tract "A" containing 6927 square feet as shown on plat of survey for Alton Lynn Connor, Jr. And Lynda Corine Connor by Hill and Associates, P.A. dated July 1, 2021 and recorded in the office of the Register of Deeds for Henderson County, North Carolina at Plat Slide 13353, with reference to said plat being made in aid of this description.

This conveyance is made and accepted subject to the right-of-way of Hyman Avenue as it extends to its full legal width. This conveyance is further subject to such other easements, restrictions, and rights of way off record, if any.

For legal reference see deed found in Deed Book 3723 at Page 503 of the Henderson County North Carolina Registry.

AND BEING all of that property as described in recorded Deed Book 3743, Page 713, Henderson County Registry.