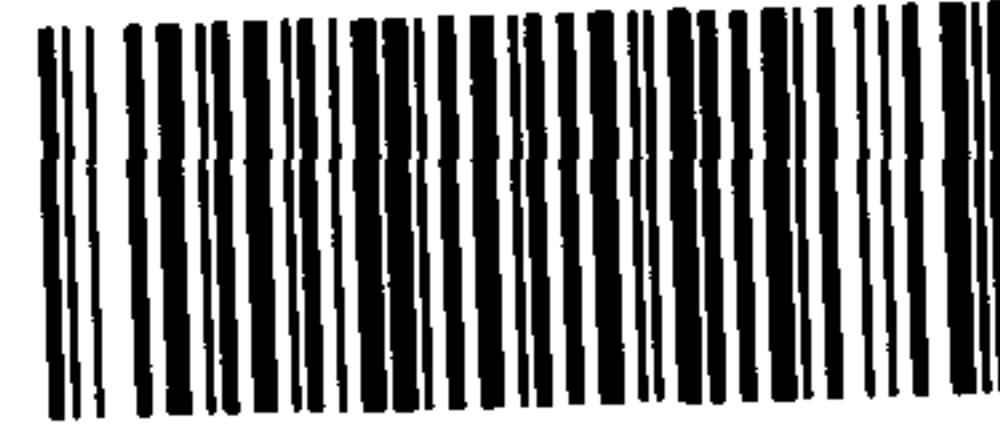


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03/31/2025 03:17:54 PM

WB

WILLIAM LEE KING, Henderson COUNTY, NC
Transfer Tax: \$334.00

NORTH CAROLINA GENERAL WARRANTY DEED

This instrument was prepared by Sherri L. Brewer, a licensed North Carolina Attorney. Delinquent taxes, if any, will be paid by the Closing Attorney to the Henderson County Tax Collector upon disbursement of closing proceeds.

Excise Tax: \$334.00

Parcel Identifier No: 107401 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Hogan & Brewer, PLLC – 229 N. Main St., Hendersonville, NC 28792 ←
This instrument was prepared by: Sherri L. Brewer

Brief description for the Index: _____

THIS DEED made this 31 day of March, 2025, by and between
GRANTOR GRANTEE

IRONWOOD SQUARE PROPERTY OWNERS ASSOCIATION, INC., a North Carolina Non-Profit Corporation

CONSERVING CAROLINA, a North Carolina Non-Profit Corporation, as to a ½ undivided interest and CHILDREN & FAMILY RESOURCE CENTER, OF HENDERSON COUNTY, INC., a North Carolina Non-Profit Corporation, as to a ½ undivided interest

**851 Case Street
Hendersonville, NC 28792**

**847 Case Street
Hendersonville, NC 28792**

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

SEE ATTACHED EXHIBIT A.

A portion of that property hereinabove described was acquired by Grantor by instrument recorded in Book 1570 at Page 641.

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 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.

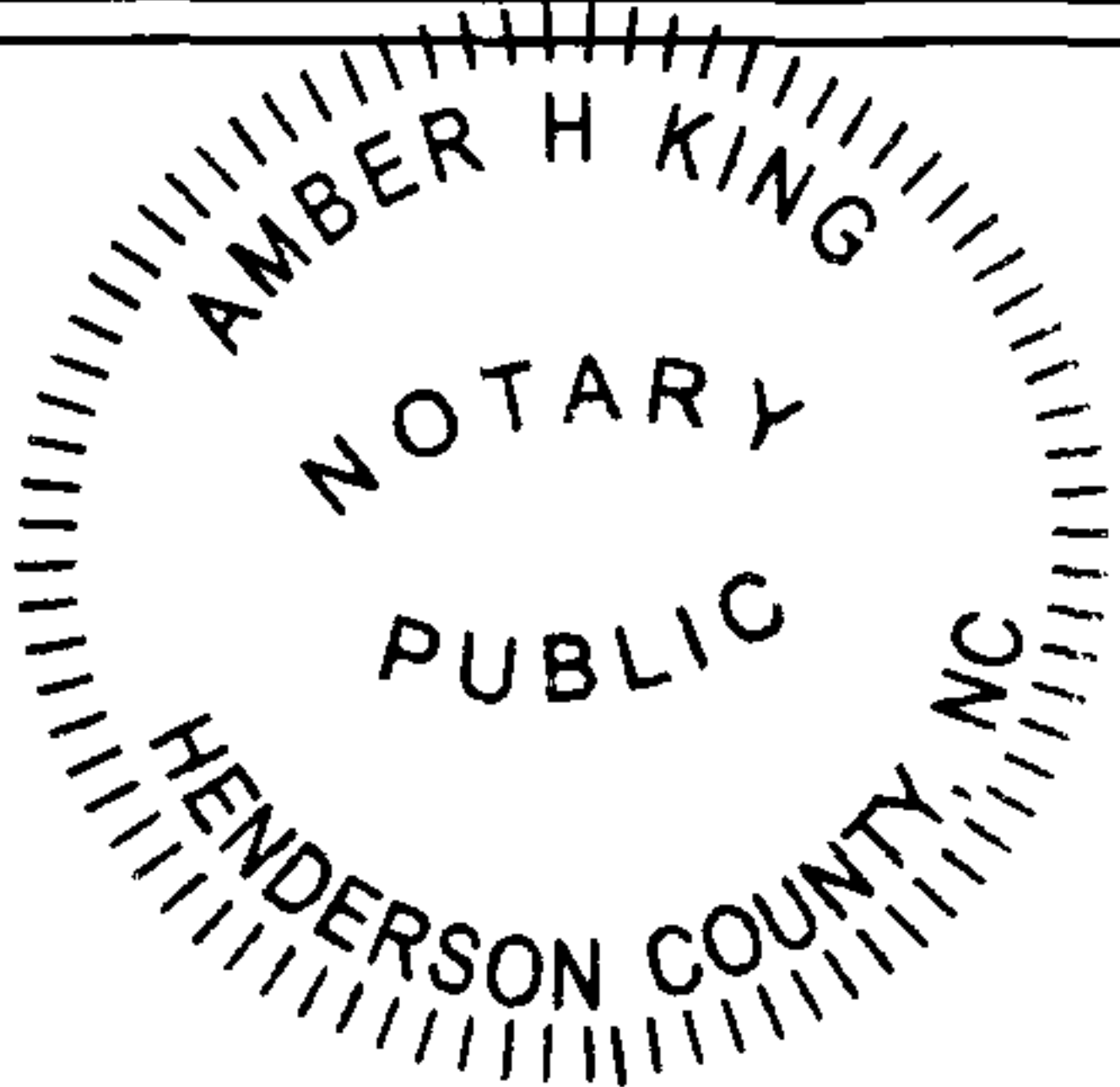
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Subject to Henderson County ad valorem taxes.
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.

**IRONWOOD SQUARE PROPERTY OWNERS ASSOCIATION, INC.,
a North Carolina Non-Profit Corporation**

By: *Kieran E. Roe*
Kieran E. Roe, Executive Director



(Affix Seal)

State of NORTH CAROLINA- County of HENDERSON

I, the undersigned Notary Public of the County and State aforesaid, certify that Kieran E. Roe personally came before me this day and acknowledged that she is the Executive Director of Ironwood Square Property Owners Association Inc., and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 31 day of March, 2025.

My Commission Expires:
05-13-2026

Amber H. King
Amber H. King Notary Public
Notary's Printed or Typed Name

EXHIBIT A

BEGINNING at a spike set, said spike set being located in the centerline of the right-of-way of Case Street (SR 1784), said spike set being the southeastern most corner of the property described in deed of record in Deed Book 910 at Page 808, Henderson County Registry, running thence from said beginning point along and with the southern boundary of the property described in said Deed Book 910, Page 808, North 83 deg 39 min 08 sec West 381.20 feet to an existing ½" iron pipe, said iron pipe being located in the eastern boundary of Lot 28 of that property depicted on plat of record in Plat Cabinet B, Slide 47, Henderson County Registry; thence along and with the eastern boundary of Lots 28, 29 and 30 as depicted on the above referenced plat, South 06 deg 26 min 51 sec East 99.37 feet to an existing ½" iron pipe located in the eastern boundary of Lot 30 and running South 83 deg 41 min 29 sec East 252.19 feet to an existing ½" iron pipe, said ½" iron pipe being the northwestern most corner of the property described in instrument of record in Deed Book 1190, Page 646, Henderson County Registry; thence along and with the northern boundary of the said property described in Deed Book 1190, Page 646, South 83 deg 34 min 00 sec East 129.93 feet, passing a 4" flat iron at 115.72 feet to a point not staked located in the centerline of the right-of-way of Case Street; thence along and with the right-of-way of Case Street North 05 deg 55 min 16 sec East 99.39 feet to the point and place of BEGINNING as shown on plat of survey entitled "Plat of Survey for Children and Family Resource Center Foundation Inc." dated June 25, 2008, prepared by Hill and Associates Surveyors, PA bearing drawing number 2308506.

There is also CONVEYED herewith a non-exclusive forty-five foot (45') right of way over that existing parking lot of the property of Grantor recorded in Book 4255 at Page 68 to the above-described property.

ALSO BEING that property conveyed by deed recorded in Deed Book 1570 at Page 641 in the office of the Register of Deeds for Henderson County, North Carolina.