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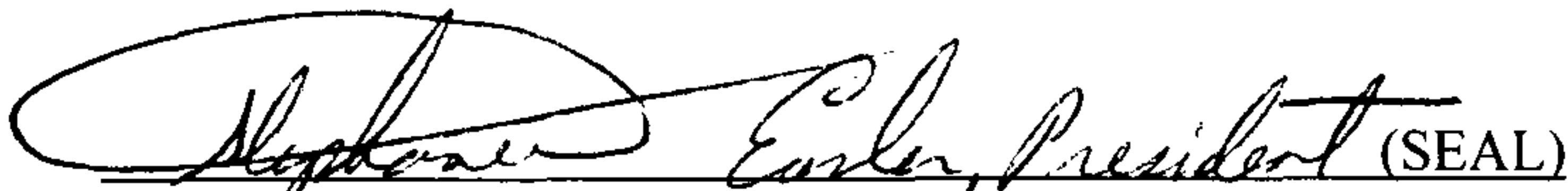
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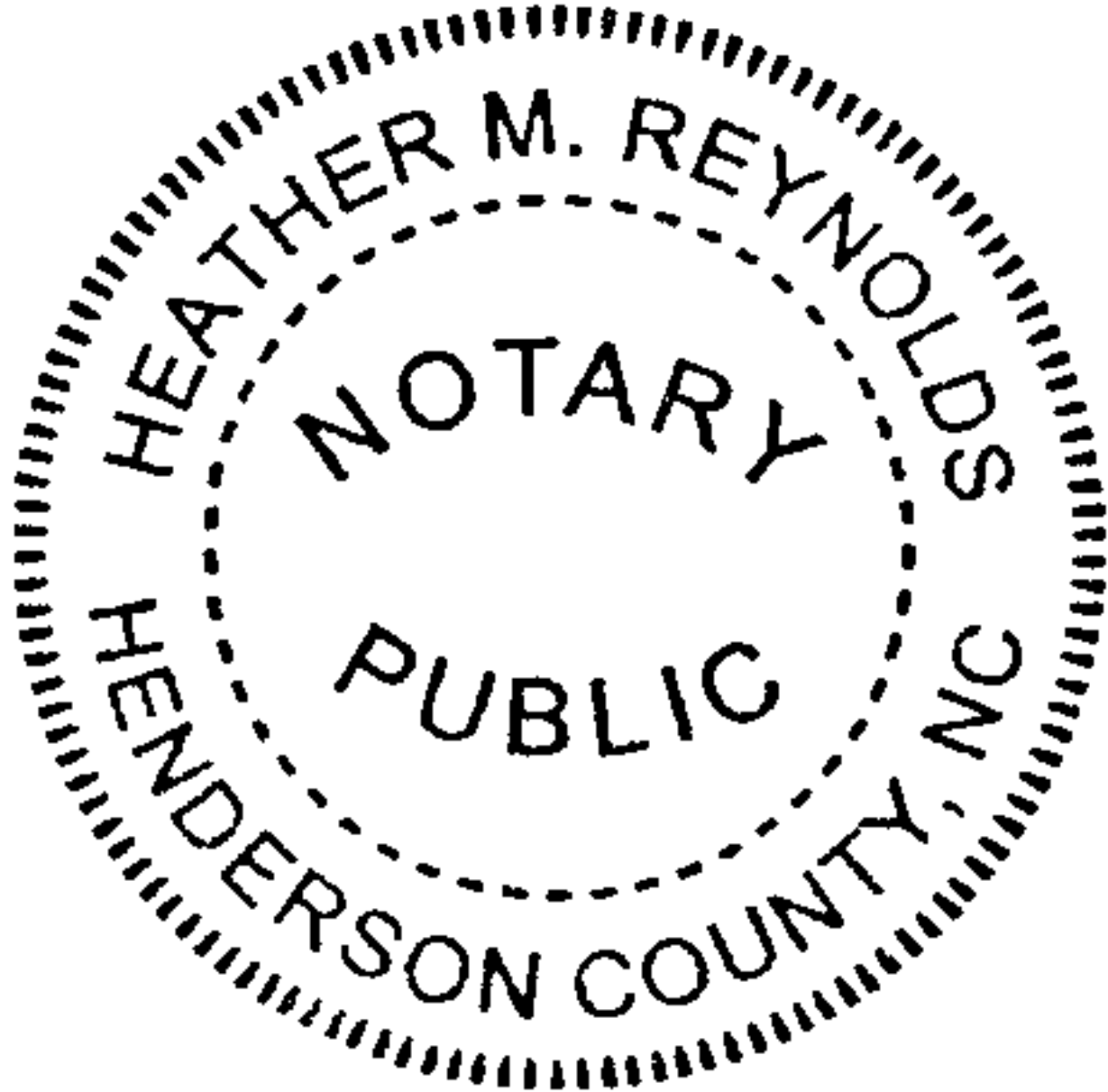
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 Hendersonville City ad valorem taxes.  
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.

 (SEAL)  
STEPHANIE EASLER, President of  
BRYAN EASLER ENTERPRISES, INC.,  
a North Carolina Corporation



(Affix Seal)

State of NORTH CAROLINA- County of HENDERSON

I, the undersigned Notary Public of the County and State aforesaid, certify that Stephanie Easler personally came before me this day and acknowledged that she is the President of Bryan Easler Enterprises, Inc. a North Carolina Corporation, 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 5<sup>th</sup> day of August, 2024.

My Commission Expires:  
10-16-27

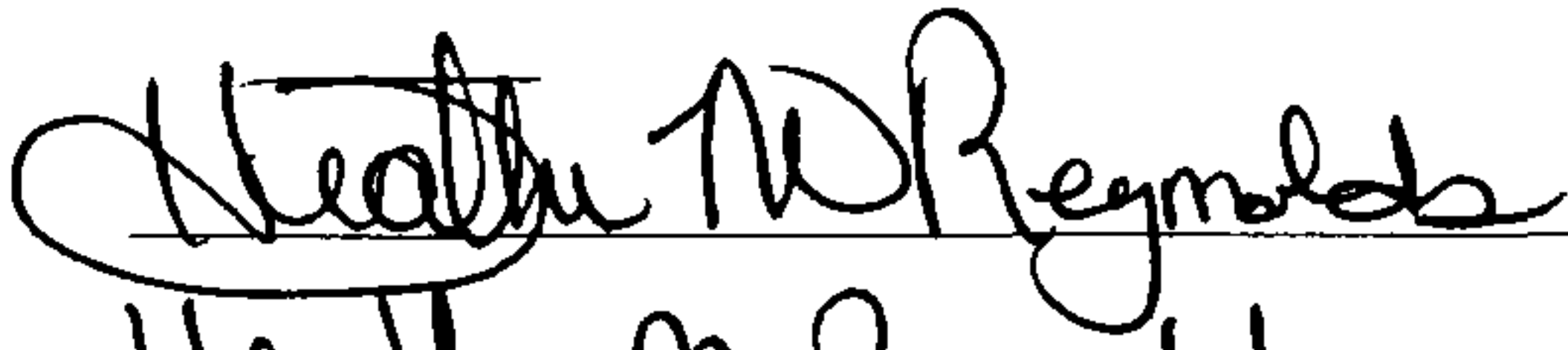
  
Heather M. Reynolds Notary Public  
Notary's Printed or Typed Name

EXHIBIT A

Tract One

BEING all of that 3.79 acre tract as depicted on plat of record at Plat Slide 15794 in the office of the Register of Deeds for Henderson County, North Carolina, reference to which plat is hereby made for a more particular description.

ALSO BEING all of Tract One described in that deed of record in Deed Book 1275, Page 77 in the office of the Register of Deeds for Henderson County, North Carolina and being a portion of the property described in deed of record in Deed Book 1393, Page 180, Henderson County Registry.

Tract Two

BEING all of that 0.74 acre tract as depicted on plat of record at Plat Slide 15794 in the office of the Register of Deeds for Henderson County, North Carolina, reference to which plat is hereby made for a more particular description.

ALSO BEING all of Tract Two described in that deed of record in Deed Book 1275, Page 77 in the office of the Register of Deeds for Henderson County, North Carolina and being a portion of the property described in deed of record in Deed Book 1393, Page 180, Henderson County Registry.

SUBJECT to the right-of-way of Blue Ridge Avenue, a fifteen (15') foot right of way along the margin of Old Spartanburg Highway, (SR 172), that 20' private road depicted on plat of record in Plat Cabinet B, Slide 299A in the office of the Register of Deeds for Henderson County, North Carolina and utilities rights of way as shown on the above-described plat.