

This document presented and filed:
01/12/2024 04:24:52 PM

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

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 0.00

Parcel Identifier No. **10010977**

By:



Mail/Box to: C. Page Collie – 1645 Asheville Highway, Hendersonville, NC 28791

This instrument was prepared by: C. Page Collie (Deed Preparation Only – No Title Search Performed)

Brief description for the Index: Lot 4 Plat Book 2023 at Page 14993

THIS DEED made this 12th day of January, 2024, by and between

GRANTOR

GRANTEE

**OurCo Construction Company, LLC a North
Carolina Limited Liability Company**

Nichole Oursler, married

**Address: 2687 Greenville Highway
Flat Rock, NC 28731**

**Address: 203 Connemara Overlook Drive
Hendersonville, NC 28739**

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

BEING all of Lot 4, consisting of 0.32 acres +/-, as shown on that Plat of Survey recorded in Book 2023 at Page 14993, Henderson County Registry, which is titled "Minor Subdivision Enclave on West Park Avenue", prepared by Freeland-Clinkscales & Associates, Inc. of NC on May 22, 2023 as Dwg. No. H43129, reference to which is hereby made for a more definite description.

CONTAINING 0.32 +/- acres

CONVEYED HEREWITH and SUBJECT TO that 30' right of way as shown on the above referenced Plat as "West Park Avenue - 30' Private Driveway Easement", along with an obligation to maintain the driveway, on a pro-rata basis with any others utilizing said driveway, in an all-weather condition.

TOGETHER WITH and SUBJECT TO easements, rights of way and all other such matters as shown on the above-referenced plat and further of record in the Henderson County Registry.

BEING a portion of that property conveyed to OurCo Construction Company, LLC, a North Carolina Limited Liability Company by that deed recorded on June 8, 2022 in Book 3923 at Page 585, Henderson County Registry.

The property being transferred by this Deed does not include the primary residence of any of the Grantors. (Per N.C.G.S. §105-317.2).

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3923 at Page 585, Henderson County, North Carolina Register of Deeds Office.

A map showing the above-described property is recorded in Plat Book 2023 at Page 14993, Henderson County, North Carolina Register of Deeds Office.

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:

Henderson County ad valorem taxes for 2024, and subsequent years, which are a lien, but not yet due and payable, easements, rights of way and restrictions of record.

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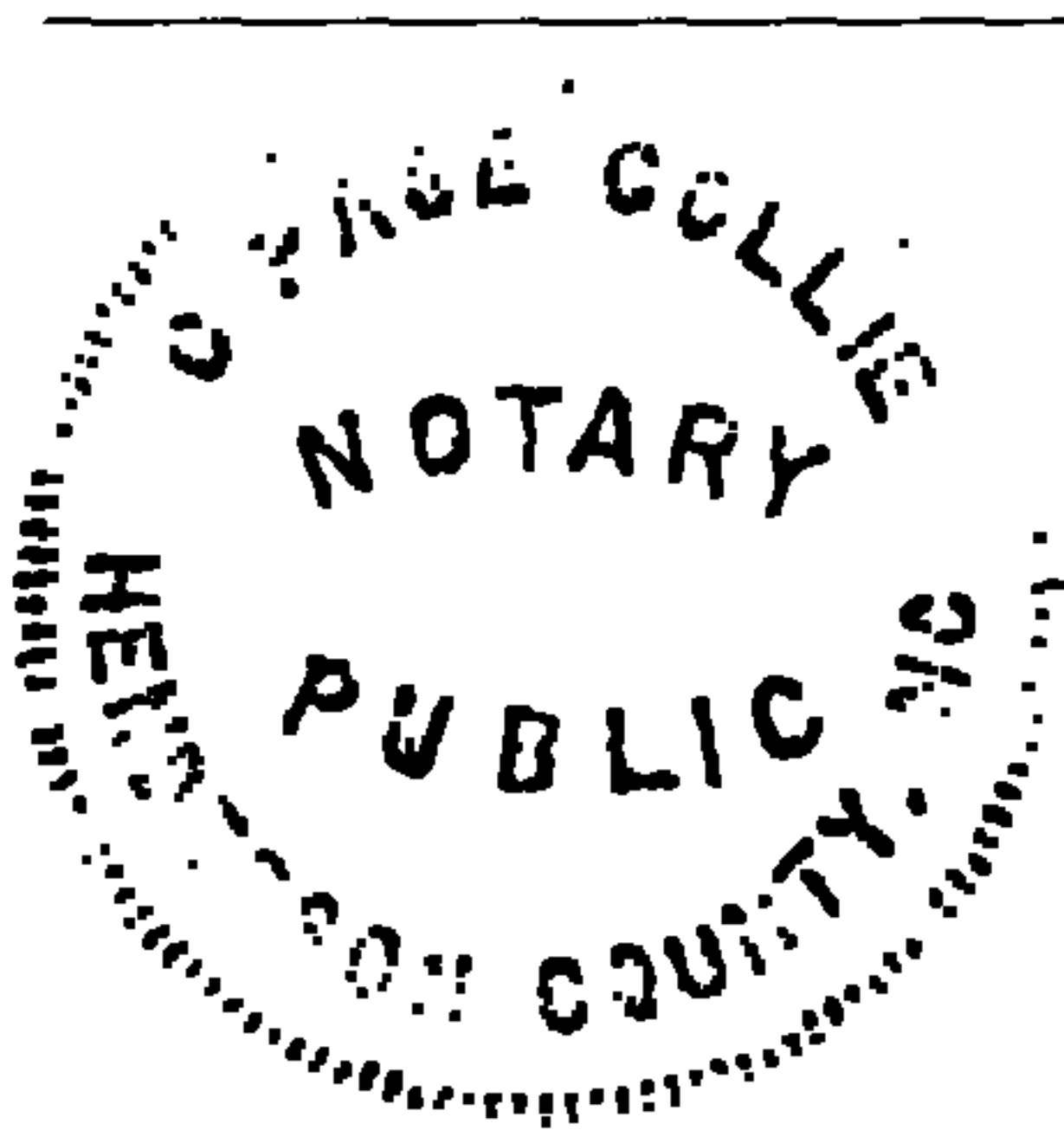
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

**OurCo Construction Company, LLC a
North Carolina Limited Liability Company**

By: 
Eric Oursler, Member/Manager

SEAL-STAMP

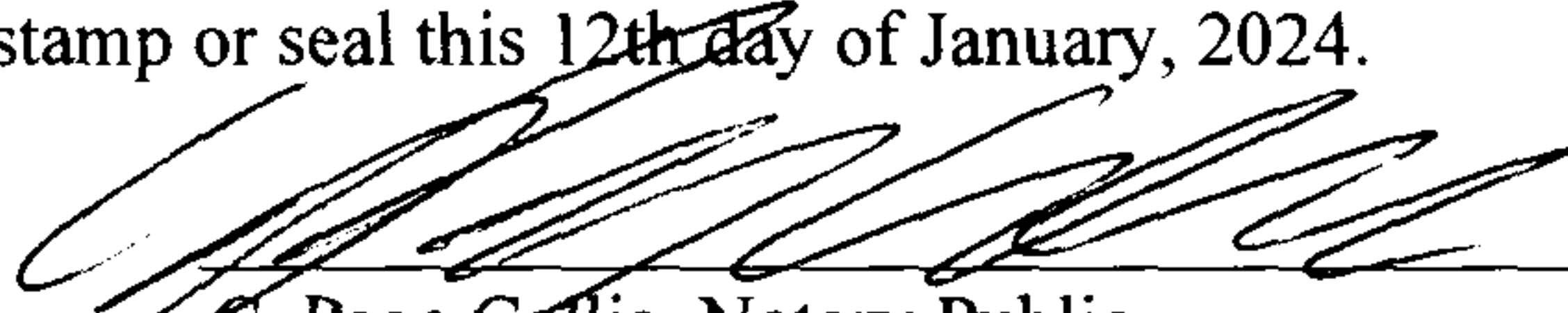
State of North Carolina – County of Henderson



I, C. Page Collie, the undersigned Notary Public of the County and State aforesaid, certify that Eric Oursler as Member/Manager of OurCo Construction Company, LLC a North Carolina Limited Liability Company, Grantors, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 12th day of January, 2024.

My Commission Expires:
05/06/2027


C. Page Collie, Notary Public