



This document presented and filed:  
04/16/2021 04:06:07 PM

*WLLK*

WILLIAM LEE KING, Henderson COUNTY, NC  
Transfer Tax: \$600.00

Excise Tax: \$600.00 ✓

Recording Time, Book and Page

Mail To: COLLIE LAW FIRM, 1645 Asheville Hwy., Hendersonville, NC 28791

This instrument prepared by: **THERON E. MULLINAX, JR., ATTORNEY AT LAW**  
MULLINAX LAW FIRM, P. O. Box 2648, Hendersonville, NC 28739

DEED PREPARATION ONLY-TITLE NOT EXAMINED-NO TITLE OPINION GIVEN

Parcel #: 109937

Description for Index: 221 Old Spartanburg Road, East Flat Rock, NC

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**NORTH CAROLINA WARRANTY DEED**

THIS DEED made this 16<sup>th</sup> day of April, 2021, by and between

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**GRANTOR**

**KAREN PACE DAVIS,  
AND SPOUSE, GENE T. DAVIS;  
ROBERT TERRELL PACE  
AND SPOUSE, REBECCA H. PACE;  
WILLIAM L. PACE III  
AND SPOUSE, CAROLYN PACE;  
AND  
ALICE PACE DARNELL, Unmarried.**

**P.O. Box 1625  
Fletcher, NC 28732**

**GRANTEE**

**OP MANAGEMENT, LLC  
a North Carolina Limited  
Liability Company**

**15904 Kilmarnock Drive  
Miami Lakes, FL 33014**

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The designated 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.

The property herein conveyed \_\_\_\_\_ does  X  does not include the primary residence of the Grantor(s).

WITNESSETH, that the Grantors, 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 **Hendersonville** Township, Henderson County, North Carolina and more particularly described as follows:

BEING all that property described on Exhibit A attached hereto and incorporated into this instrument as if fully set forth herein.

TO HAVE AND TO HOLD the above described premises, with all appurtenances thereunto belonging unto Grantee, its successors or assigns 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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

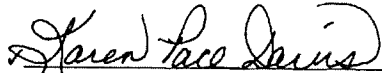
Title to the property hereinabove described is subject to the following exceptions:

2021 ad valorem property taxes

Right of Way of Old Spartanburg Road as it extends to its full legal width.

All rights of way, easements, reservations, restrictions and amendment to restrictions, if any, of public record of even date herewith.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

 (SEAL)  
KAREN PACE DAVIS

 (SEAL)  
GENE T. DAVIS

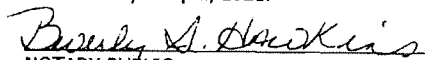
STATE OF NORTH CAROLINA  
COUNTY OF HENDERSON

I, Beverly S. Hawkins, a Notary Public in and for the above County and State, do hereby certify that KAREN PACE DAVIS AND SPOUSE, GENE T. DAVIS, personally appeared before me this day and acknowledged the due execution by them of the foregoing instrument.

WITNESS my hand and seal, this the 13<sup>th</sup> day of April, 2021.

My commission expires:

4-12-2024

  
NOTARY PUBLIC

BEVERLY S. HAWKINS  
Notary Public  
Henderson County, NC

*Robert Terrell Pace* (SEAL)  
ROBERT TERRELL PACE

*Rebecca H. Pace* (SEAL)  
REBECCA H. PACE

STATE OF NORTH CAROLINA  
COUNTY OF Forsyth

I, Austin Khatib, a Notary Public in and for the above County and State, do hereby  
certify that ROBERT TERRELL PACE AND WIFE, REBECCA H. PACE, personally appeared before me this day and  
acknowledged the due execution by them of the foregoing instrument.

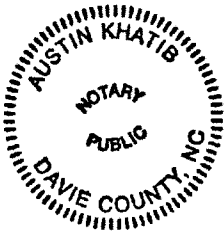
WITNESS my hand and seal, this the 8<sup>th</sup> day of April, 2021.

My commission expires:

2-19-25

*Austin Khatib*  
NOTARY PUBLIC

Please insert Notary stamp/seal inside box only



William L. Pace III (SEAL)  
WILLIAM L. PACE, III

Carolyn Pace (SEAL)  
CAROLYN PACE

STATE OF NORTH CAROLINA  
COUNTY OF Durham

I, Jackson Bruning, a Notary Public in and for the above County and State, do hereby  
certify that WILLIAM L. PACE, III AND WIFE, CAROLYN PACE, personally appeared before me this day and  
acknowledged the due execution by them of the foregoing instrument.

WITNESS my hand and seal, this the 8<sup>th</sup> day of April, 2021.

My commission expires:

02-16-2025  
NOTARY PUBLIC

Please insert Notary stamp/seal inside box only

**JACKSON BRUNING**  
Notary Public  
Durham Co., North Carolina  
My Commission Expires Feb. 16, 2025

*Alice Pace Darnell* (SEAL)  
ALICE PACE DARNELL, UNMARRIED

STATE OF NORTH CAROLINA  
COUNTY OF Mecklenburg

I, Allison von Peterffy, a Notary Public in and for the above County and State, do hereby  
certify that ALICE PACE DARNELL, UNMARRIED, personally appeared before me this day and acknowledged the due  
execution by her of the foregoing instrument.

WITNESS my hand and seal, this the 10<sup>th</sup> day of April, 2021.

My commission expires:  
09/21/2021

*Allison von Peterffy*  
NOTARY PUBLIC

Please insert Notary stamp/seal inside box only

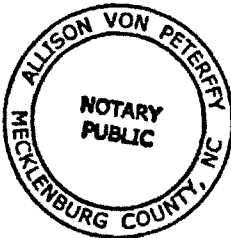


EXHIBIT A

BEGINNING at a point in the approximate centerline of Old Spartanburg Road (S.R. 1828), a paved road, said point being the southeasternmost corner of Deed Book 377 at Page 175 of the Henderson County Registry, and moving thence from said beginning point along and with the approximate centerline of the paved road, North 27deg. 40 min. 44 sec. West 87.63 feet to a point; thence North 27deg. 22 min. 04 sec. West 160.79 feet to a point; thence North 25deg. 21 min. 18 sec. West 173.07 feet to a point; thence North 22deg. 18 min. 21 sec. West 30.41 feet to a point; thence turning and leaving the center of Old Spartanburg Road and traveling South 71 deg. 52 min. 59 sec. West 148.76 feet to a new iron stake; thence turning North 25 deg. 01 min. 01 sec. West 88.43 feet to a new iron stake; thence turning South 66 deg. 24 min. 30 sec. West 38.05 feet to an existing iron stake; thence South 66 deg. 29 min. 58 sec. West 93.37 feet to an existing iron stake; thence South 66 deg. 24 min. 12 sec. West 147.06 feet to an existing iron stake; thence South 66 deg. 24 min. 12 sec. West 50.49 feet to an existing iron stake; thence South 66 deg. 32 min. 43 sec. West 441.26 feet to a new iron stake; thence turning South 81 deg. 55 min. 00 sec. East 788.36 feet to an iron bar in concrete; thence turning North 02 deg. 21 min. 41 sec. East 20.03 feet to a point; thence South 82 deg. 18 min. 30 sec. East 95.05 feet to an existing iron pin; thence South 82 deg. 22 min. 44 sec. East 211.71 feet passing an iron pin on line to a point in the center of Old Spartanburg Road, the point and place of BEGINNING, and containing 5.596 acres, more or less, according to a "Plat of Survey of the Jeanne A. Pace Estate" by Steven Lloyd Waggoner, NC PLS 2874, under date of January 3, 2018, and being Job Number 17 – 093.

This conveyance is made and accepted SUBJECT TO the right-of-way of Old Spartanburg Road (S.R. 1828) as it extends to its full legal width.

This conveyance is further SUBJECT TO an easement near the southeastern corner of the above-described tract to allow access to the Del Ralph Harrington tract (now or formerly) as shown and described in deed found in Deed Book 847 at Page 403, Plat Slide 1733 of the Record of Plats of the Registry for Henderson County, North Carolina, and the purported easement is also being shown on survey by Steven Lloyd Waggoner referenced above.