

BK 4262 PG 672 - 674 (3) DOC# 1001027319
This Document eRecorded: 03/04/2025 10:13:05 AM
Fee: \$26.00
Henderson County, North Carolina Tax: \$380.00
William Lee King, Register of Deeds

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax \$380.00

REID 10012972 Parcel Identifier No. Portion of 9568-77-8673

Verified by _____ County on the _____ day of _____, 20____
by _____

This instrument was prepared by The Kraus Law Firm, PC

To Be Returned to: Joanne H. Badr, Ward and Smith, P.A., Post Office Box 2020, Asheville, NC 28802-2020

Brief description for the Index: Unit A of the 225 North Main Street Condominiums

THIS DEED made this 28th day of February, 2025, by
and between:

GRANTOR	GRANTEE
Hendersonville Holdings, LLC, a Delaware limited liability company 19500 State Highway 249 Suite 350 Houston, Texas 77070	Fine Jewelry & Realty, LLC, a North Carolina limited liability company 121 Patton Avenue Asheville, NC 28801

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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain condominium situated in the City of Hendersonville, Henderson County, North Carolina, and more particularly described as follows:

BEING all of Unit A of the 225 North Main Street Condominiums,
as set forth and described in that Declaration of Condominium
recorded in Book 4142, Page 459, Henderson County, NC Registry
as amended by that certain First Amendment to Declaration of
Condominium recorded in Book 4190, at Page 307 (the

Submitted electronically by "Ward and Smith, P.A." in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Henderson County Register of Deeds.

Declaration"), which Unit A is further shown and described in the Condominium Plat (which includes the dimensions of said Unit A) recorded in Plat Book 2024, at Page 15353, Henderson County, NC Registry, reference to which is hereby made for a more particular description of said Unit.

Together with all rights and easements appurtenant to said Unit as specifically enumerated in the Declaration.

The above-described Unit is conveyed together with that 25% undivided interest in and to the Common Elements which are attributable to the Unit as set forth in the Declaration.

BEING a portion of the same real property described in that Deed recorded in Book 3877, Page 151, in the Office of the Register of Deeds of Henderson County, North Carolina.

This conveyance is made subject to easements and rights-of-way of record or in existence on or under the ground, restrictive covenants of record, if any, and ad valorem taxes for the current year, which taxes the party of the second part, by accepting this deed, assumes and agrees to pay.

A map showing the above-described property is recorded in Plat Book 2024, Page 15353

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

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, and under or through Grantor, but not otherwise.

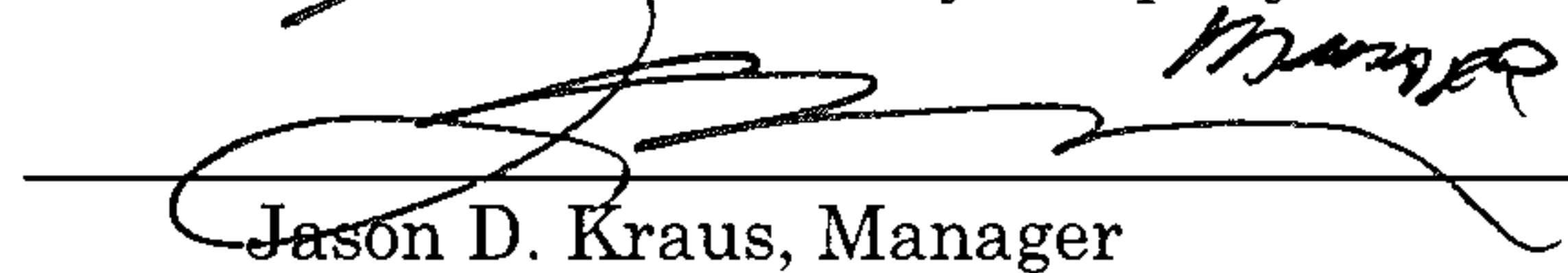
Title to the property hereinabove described is subject to the following exceptions:

Easements, covenants, conditions and restrictions of record; 2025 ad valorem taxes, not yet due and payable, items disclosed to Grantee; and utilities physically located on the property

SIGNATURE AND NOTARY ON FOLLOWING PAGE

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal,
the day and year first above written.

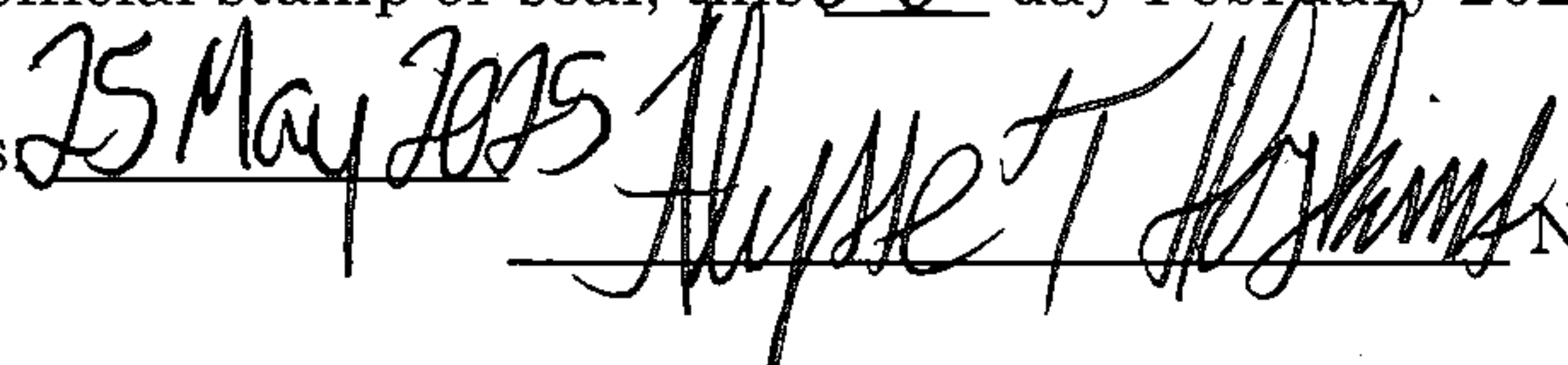
HENDERSONVILLE HOLDINGS, LLC
A Delaware limited liability company

 (SEAL)
Jason D. Kraus, Manager

STATE OF TEXAS, HARRIS COUNTY

I, Alysse T Hoskins a Notary Public of the County and State
aforesaid, certify that Jason D. Kraus, Manager of Hendersonville Holdings, LLC,
Grantor, personally appeared before me this day and acknowledged the execution of
the foregoing instrument.

Witness my hand and official stamp or seal, this 25th day February 2025

My commission expires 25 May 2025  Notary Public
ND:4929-2182-6080, v. 3

