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Henderson County, North Carolina

William Lee King, Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$1,450.00

Parcel Identifier Nos. 9972667, 1002617, 1002618, 1002619 and 1002620

This instrument prepared by: Gregory S. Hilderbran of Hilderbran Hitchcock PA, 301 College Street, Suite 110, Asheville, NC 28801 **[NO TITLE WORK BY PREPARER OF THIS INSTRUMENT]**

Return to: Michael Thompson of The Van Winkle Law Firm, 422 South Main Street, Hendersonville NC 287792

Brief description for the Index: Units 1A, 1C, 1D, 1E and 1 F of 401 North Main Street Condominium

THIS DEED is to be effective as of June 20, 2019 and is by and between

GRANTOR	GRANTEE
TJF ENTERPRISES, LLC a North Carolina limited liability company 401 North Main Street Suite 400 Hendersonville NC 28792	P&B REAL LLC a North Carolina limited liability company 401 North Main Street Suite 100 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 real property situated in Henderson County, North Carolina that is described as follows: **SEE "EXHIBIT A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.**

TO HAVE AND TO HOLD the aforesaid property 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: easements, restrictions, and rights of way of record, utility lines and other improvements in place, zoning laws, building codes, ad valorem taxes for 2019, and such other matters and instruments identified on *Exhibit A* attached hereto.

The property herein conveyed does not include the primary residence of Grantor.

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

TJF ENTERPRISES, LLC

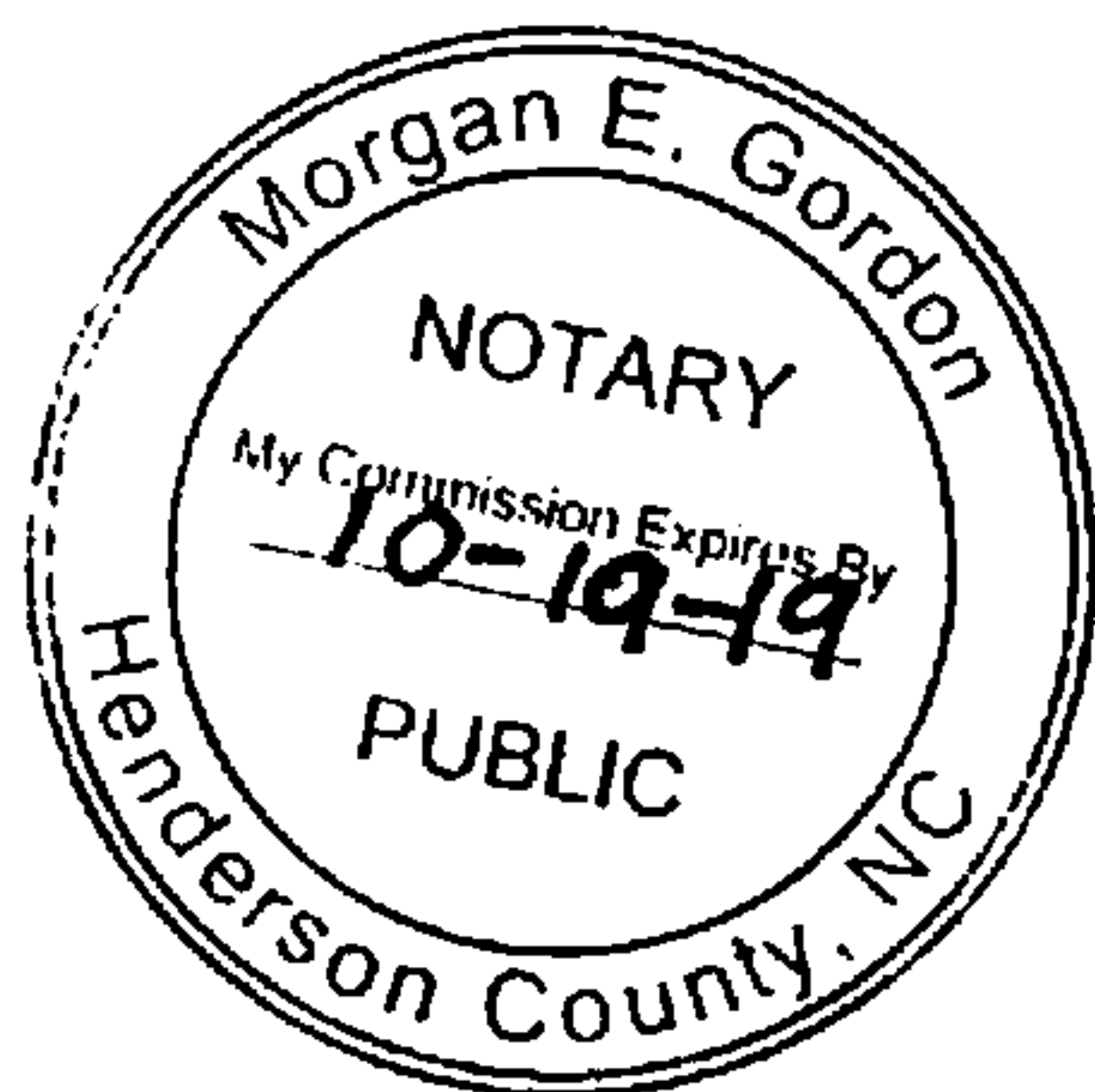
a North Carolina limited liability company

By: David E. Adams (Seal)
David Adams, Manager

STATE OF North Carolina

COUNTY OF Henderson

I, a notary public of Henderson County in the State of North Carolina, certify that the following person personally appeared before me this day, and he acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: David Adams as Manager of TJF Enterprises, LLC, a North Carolina limited liability company. Witness my hand and official stamp or seal, this the 20th day of June 2019.



Morgan E. Gordon
Notary Public
Print Name: Morgan E. Gordon
[Note: Notary Public must sign exactly as on notary seal]
My Commission Expires: 10-19-19
☛ [NOTARY SEAL] (MUST BE FULLY LEGIBLE)

Exhibit A
to General Warranty Deed

Being known and designated as Units 1A, 1C, 1D, 1E and 1F (the "Units") of 401 North Main Street Condominium (the "Condominium"). The Condominium was established by that *Declaration of Condominium of 401 North Main Street Condominium* recorded in the Office of the Register of Deeds for Henderson County, North Carolina (the "Henderson County Registry") in Book 972 at Page 576, which declaration was amended by that *Amendment to Declaration of Condominium* recorded in the Henderson County Registry in Book 1124 at Page 146, that *Second Amendment to Declaration of Condominium* recorded in the Henderson County Registry in Book 1369 at Page 509, and that *Third Amendment to Declaration of Condominium* recorded in the Henderson County Registry in Book 1385 at Page 547 (as amended, the "Declaration"). The property of the Condominium, of which the Units are a part, is shown on that plat recorded in Condominium Cabinet A at Slide 326 A in the Henderson County Registry (the "Plat"). The Units are shown on plans for the Condominium recorded in Condominium Cabinet A at Slides 326 B through F in the Henderson County Registry, which plans were amended by that instrument recorded in Condominium Cabinet A at Slide 365 in the Henderson County Registry and that instrument recoded in Condominium Cabinet A at Slide 409 in the Henderson County Registry (as amended, the "Plans"), reference to which is hereby made for more particular descriptions of the Units. The Declaration, Plat and Plans are incorporated herein and made a part of this instrument.

The Units are conveyed together with an undivided 19.79% fee simple interest in the Common Areas and Facilities of the Condominium, which Common Areas and Facilities are described in the Declaration.

The Units also are conveyed together with membership in 401 North Main Street Condominium Association, Inc. (the "Association"), a North Carolina nonprofit corporation, which membership interest is appurtenant to the Units. As provided in the Declaration, the Units have 19.79% of the total votes allocated to the members of the Association.

In addition to the foregoing, Grantor conveys to Grantee any interest Grantor may have in and to the 476.2 square feet identified as "Common" areas on the plan recoded in Condominium Cabinet A at Slide 409 in the Henderson County Registry, although Grantor makes no warranty, express or implied, as to the title to these "Common" areas, notwithstanding the terms of the deed of which this exhibit is a part.

Together with and subject to all other rights, obligations, and interests appurtenant to the Units created by the Declaration or the bylaws of the Association attached thereto.