



This document presented and filed:
12/11/2019 10:20:11 AM

WB

WILLIAM LEE KING, Henderson COUNTY, NC
Transfer Tax: \$300.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$300.00

Parcel Identifier No: 10005136 and 10005134 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Hogan & Brewer, PLLC - 229 North Main Street, Hendersonville, NC 28792 - File no:19-0120

This instrument was prepared by: Sherri L. Brewer

Brief description for the Index: 10.00 acres - Pleasant Grove Rd

THIS DEED made this 10th day of December, 2019, by and between

GRANTOR

GRANTEE

**CONSERVING CAROLINA, A
North Carolina Non-profit Corporation**

**847 Case Street
Hendersonville, NC 28792**

**BRC Holdings, LLC
A Georgia Limited Liability Company**

**2967 Grandview Ave.
Atlanta, GA 30305**

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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

SEE ATTACHED EXHIBIT A & B.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3088 page 588.

All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat

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 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.

CONSERVING CAROLINA, A NORTH CAROLINA NON-PROFIT CORPORATION _____ (SEAL)

By: *Kieran C. Roe*
KIERAN C. ROE, EXECUTIVE DIRECTOR

_____ (SEAL)

By: _____
Title: _____

_____ (SEAL)

By: _____
Title: _____

_____ (SEAL)

State of NORTH CAROLINA - County of HENDERSON



I, the undersigned Notary Public of the County and State aforesaid, certify that KIERAN C. ROE personally came before me this day and acknowledged that he is the Executive Director of Conserving Carolina, a North Carolina Non-Profit Corporation, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 10th day of November, 2019.

Sherril L. Brewer
Sherril L. Brewer Notary Public

(Affix Seal)

My Commission Expires:
11-14-2024

EXHIBIT A

Lying and being situate in Henderson County, NC, and being more particularly described as follows:

BEING all that certain 9.97 acres tract located as shown on the Recombination Survey for Blue Ridge Capital and recorded December 6, 2019 in Plat Slide 12253, in the Office of the Register of Deeds for Henderson County, North Carolina, reference to which Plat being hereby made for a more complete description of said tract.

ALSO BEING a portion of that property conveyed to Conserving Carolina in Deed Book 3088 at Page 588 in the Office of the Register of Deeds for Henderson County, North Carolina.

EXHIBIT B

“The Grantee’s Property shall only be used for appropriate that are appropriate to occur adjacent to park land or a nature preserve for the protection of wildlife. Any use of the Property shall be in compliance at all times with all applicable zoning ordinances, including the Henderson County Land Development Code. Notwithstanding the foregoing, under no circumstances shall any portion of the Property be used for the location of any mobile home park; junkyard; adult entertainment for carnal purposes; storage of industrial materials, aggregates or equipment for trade purposes including, but not limited to, an automobile lot, mulch yard, etc.; or any facility that releases obnoxious odors, industrial noise, or other substances that negatively impact the natural environment and could impair enjoyment of Grantor’s adjacent land as a park or nature preserve. The following uses shall be permitted and shall be deemed consistent with this Section so long no less than 50% of the Property remains in a vegetated condition.

- a. Manufacturing or processing value-added agricultural products, including but not limited to a winery, distillery, brewery, or commercial kitchen and/or food processing facility; and
- b. Restaurants (except for franchised restaurant chains not approved in writing by Grantor); tasting rooms; gift shops; pubs; indoor, outdoor, or waterfront recreation; nature, walking, golf cart, equestrian and non-motorized cycling paths and trails; indoor and/or outdoor entertainment venues and events; business conferences; catering; rental facilities for social events including, but not limited to, weddings, parties and reunions; outdoor recreation products sales and services; outdoor guide services; tourist lodging; small-scale agricultural enterprises for the humane production of agricultural produce including meat products; cultivation of crops and gardens; the humane keeping of animals including the location of a humane animal shelter; other recreational or tourism-related enterprises that do not harm wildlife; and
- c. Customary ancillary uses to those listed in paragraph b; and
- d. Roads, driveways and parking.”