

BK 4093 PG 504 - 507 (4)

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Fee: \$26.00

Henderson County, North Carolina

Tax: \$0.00

William Lee King, Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$-0-

Parcel Identifier No. 10000637 Verified by _____ County on the ____ day of _____, 2023

Prepared By The Phillip C. Price Law Firm, PLLC (23-0897) **No Title Examination**
1200 Ridgefield Blvd, Suite 180 **Document Preparation Only**
Asheville, NC 28806

Return To: The Phillip C. Price Law Firm, PLLC

Brief description for the Index: _____

THIS WARRANTY DEED, made this 6th day of October, 2023, by and between

GRANTOR

**Ross Atherton and wife,
Melissa Atherton**

GRANTEE

**BigHungry, LLC, a North Carolina
limited liability company**

**33 Maywood Road
Asheville, NC 28804**

RA MA

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.

Submitted electronically by "The Phillip C. Price Law Firm, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Henderson County Register of Deeds.

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, parcel of land or condominium unit situated in the City of Blue Ridge Township, Henderson County, North Carolina and more particularly described as follows:

See Attached Exhibit "A"

This instrument was prepared by Phillip C. Price, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3584, at Page 12 of the Henderson County, NC Register's Office.

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

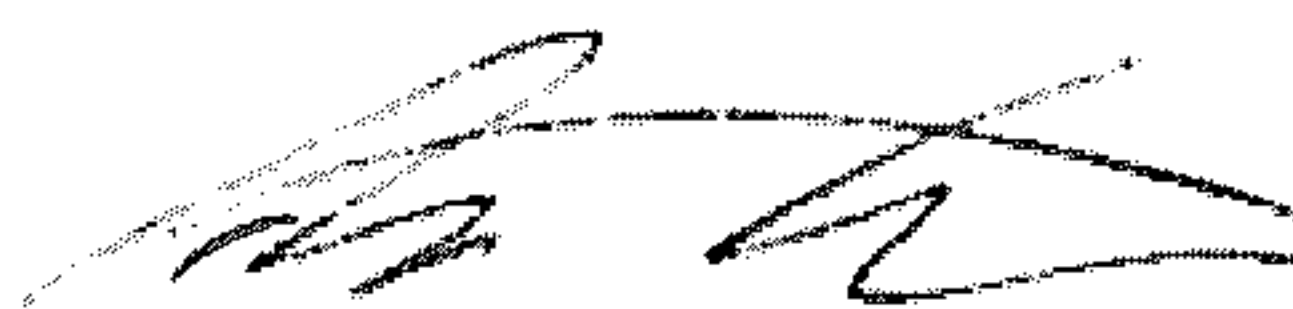
A map showing the above described property is recorded in Plat Book 2016, page 10330 of the Henderson County, NC Register's Office.

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:

- Easements, restrictions, rights of way of record and utility lines readily apparent and in existence over and under the subject property.
- Ad valorem taxes for the current year.

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



Ross Atherton (SEAL)



Melissa Atherton (SEAL)

STATE OF NORTH CAROLINA COUNTY OF BUNCOMBE

I, a Notary Public of the County and State aforesaid, certify that Ross Atherton and Melissa Atherton personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 6th day of October, 2023.

Shannon P. Proffitt

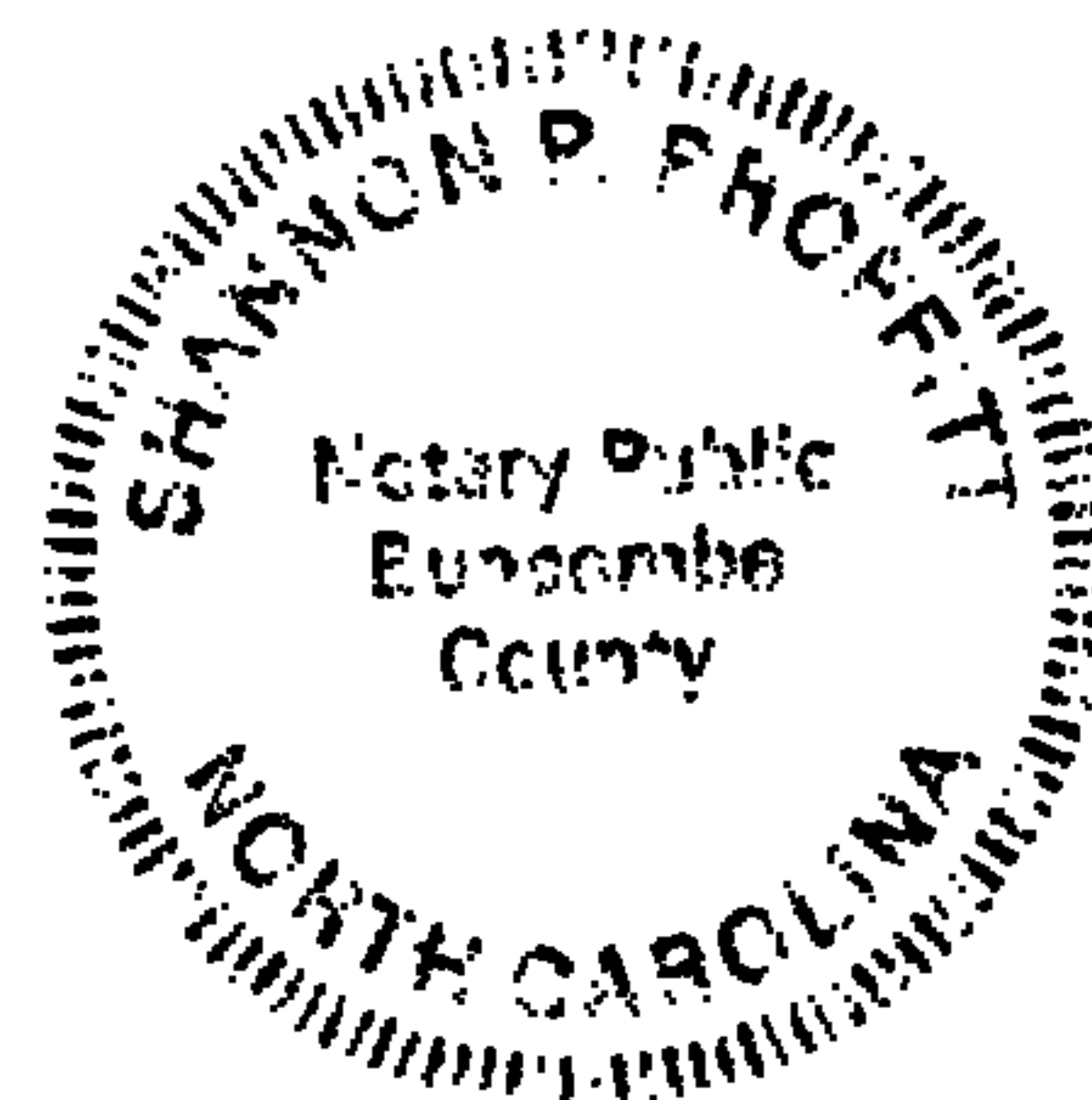
Signature of Notary Public

Shannon P. Proffitt

Printed Name of Notary Public

My Commission Expires:

9-8-2025



(Notary Seal/Stamp)

Exhibit "A"

Being all of that 1.01 acres as shown on a plat as recorded in **Plat Book 2016, at Page 10330** of the Henderson County, NC Register's Office; reference to which Plat is hereby made for a more particular description of said property.

And being all of that property described in deed recorded in **Book 3584, at Page 12** of the Henderson County, NC Register's Office.

RA

MA

23-0897