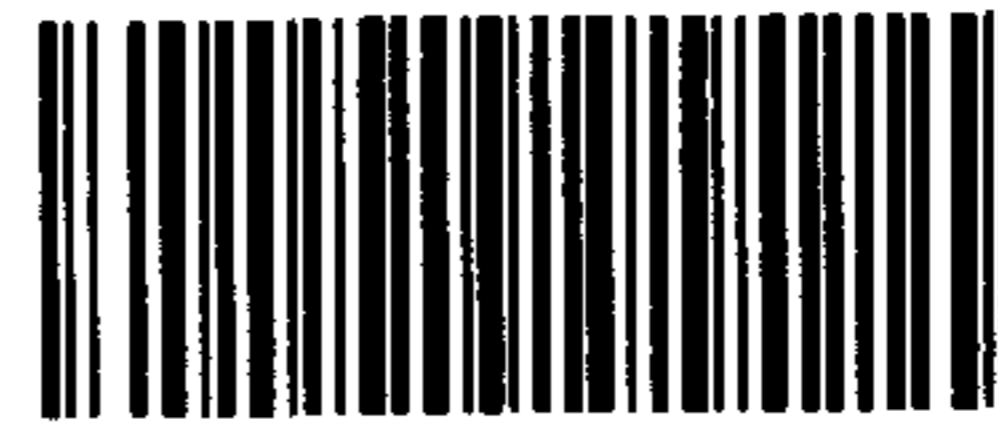


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This document presented and filed:
07/28/2023 04:32:57 PM

WILLIAM LEE KING, Henderson COUNTY, NC
Transfer Tax: \$700.00

Please do not place anything in the 3" margin above – for recording information only

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$ 700.00

Parcel Identifier No.: 9568-63-7432 ✓

Mail after recording to: The Collie Law Firm
1645 Asheville Hwy, Hendersonville, NC 28791

This instrument was prepared by: Van Winkle, Buck, Wall, Starnes & Davis, P.A. (Michael M. Thompson)
DOCUMENT PREPARATION ONLY - NO TITLE WORK PERFORMED

Brief description for the Index: 915 Kanuga Road, Hendersonville, NC 28739

THIS DEED made this 27th day of July 2023, by and between:

<u>GRANTOR</u>	<u>GRANTEE</u>
<p>David Ellington, Executor of the Estate of Barbara S. Hamilton (Henderson County Clerk of Superior Court File Number 22-E-883)</p> <p>696 Felmet Road, Flat Rock, NC 28731</p>	<p>Rebecca McCall Nabers</p> <p>915 Kanuga Road, Hendersonville, NC 28739</p>

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.

This instrument was prepared by Michael M. Thompson, 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.

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 lot or parcel of land situated in the Township of Hendersonville, City of Hendersonville, County of Henderson, North Carolina, and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 1475 at Page 621, Henderson County Registry.

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


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 Grantor covenants with 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 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:

Easements, covenants, conditions, and restrictions of record; 2023 ad valorem taxes; and utilities physically located on the property.


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

 {Seal)
David Ellington, Executor of the Estate of
Barbara S. Hamilton (Henderson County Clerk
of Superior Court File Number 22-E-883)

**STATE OF NORTH CAROLINA
COUNTY OF HENDERSON**

I, Sara Nacman, a Notary Public of the County and State aforesaid, certify that **David Ellington, Executor of the Estate of Barbara S. Hamilton (Henderson County Clerk of Superior Court File Number 22-E-883)**, personally appeared before me this day and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Sworn and subscribed to before me. Witness my hand and official stamp or seal, this 27th day of July 2023.

My Commission Expires: September 14, 2027



Notary Public

Sara Nacman
NOTARY PUBLIC
Henderson County
North Carolina
My Commission Expires September 14, 2027

AFFIX SEAL

EXHIBIT A

**LYING AND BEING IN HENDERSONVILLE TOWNSHIP, HENDERSON
COUNTY, NORTH CAROLINA**

BEING all of Condominium Unit Number 915 of that Condominium development known as Pine Ridge Condominiums as defined in the Declaration Creating Unit Ownership and Establishing Restrictions, Covenants, and Conditions for Pine Ridge Condominiums dated August 26, 1989 and recorded in Deed Book 725 at Page 632, and supplemented by instrument recorded November 14, 1989 in Deed Book 747 at Page 843, Henderson County Registry, and as further shown on the survey and plans filed therewith and appearing on record in the Unit Ownership File in the office of the Register of Deeds for Henderson County, North Carolina in Condominium Plat Cabinet A at Slide 251.

There is also conveyed herewith an undivided interest in the common elements as defined in said Declaration as the same has been and may be hereafter amended from time to time by supplementary declaration. The Condominium that shall be occupied and used only in accordance with the covenants, restrictions, limitations and uses as set out in the Declaration and the Exhibits filed herewith as the same have been and may hereafter be lawfully amended by supplementary declaration. The undivided interest in the common elements is **SUBJECT TO** modifications as provided in Article XIV of the Declaration.

A map showing the above-described property is recorded in Condominium Plat Cabinet A at Slide 251, Henderson County Registry.

TOGETHER WITH and SUBJECT TO easements, rights of way and all other such matters as shown on the above-referenced plat and further of record in the Henderson County Registry.

TOGETHER WITH and SUBJECT TO the benefits and burdens of those restrictive covenants as recorded in Deed Book 725 at Page 632; Deed Book 746 at Page 491; Deed Book 747 at Page 843; Deed Book 752 at Page 665; Deed Book 760 at Page 65; Deed Book 766 at Page 95; Deed Book 722 at Page 313; Deed Book 816 at Page 139; Deed Book 1407 at Page 432; Deed Book 1430 at Page 292 in the Henderson County Registry.

AND BEING the same property conveyed to Evans L. Hamilton and wife, Barbara S. Hamilton by Deed recorded on October 11, 2011, in Deed Book 1475, at Page 621, in the Henderson County Registry.