



**2021005711**

TRANSYLVANIA CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT

**\$2000.00**

PRESENTED & RECORDED:  
07-23-2021 12:04:40 PM

CINDY M OWNBEY  
REGISTER OF DEEDS

BY: BETH C LANDRETH  
ASSISTANT

**BK: DOC 993**

**PG: 414-418**

7/22/21  
C. Lyday

Prepared By and Return to: The Airey Law Firm, PLLC  
23 S. Broad Street, Suite 207, Brevard, North Carolina 28712

Brief Description for Index: 110 E. Main Street

Excise Tax Due: \$2,000.00

Parcel ID #: 8586-50-7502-000, 8586-50-6422-000, 8586-50-5427-000

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED, made this 23<sup>rd</sup> day of July, 2021, by and between,

J. Edwin Enterprises, LLC, a North Carolina Limited Liability Company  
whose address is 1016 Rosewood Drive Northeast, Atlanta, GA 30306  
(hereinafter whether one or more the "Grantor");

AND

Lenze Real Estate, LLC, a North Carolina Limited Liability Company  
whose address is 1636 Everett Road, Pisgah Forest, NC 28768  
(hereinafter whether one or more the "Grantee")

WITNESSETH, that the Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do, subject to any conditions set forth below, grant, bargain, sell and convey unto the Grantee, its heirs, successors and assigns, in fee simple, all that certain tract(s) or parcel(s) of land lying, being and situate in Transylvania County, North Carolina; and being more particularly described as follows (intending to and including all appurtenances thereto):

All those certain pieces, parcels or tracts of land, with all improvements located thereon, being situate in the State of North Carolina, County of Transylvania, being known and described as:

TRACT I:

BEGINNING at the southwestern intersection of Johnson Street and Main Street, in the Town of Brevard, North Carolina, and runs with the margin of Main Street, North 64 deg. West 75 feet to a stake; thence South 29 deg. West 120 feet to a stake; thence South 64 deg. East 75 feet to a stake in the margin of Johnson Street; thence with the margin of Johnson Street 120 feet to the point of BEGINNING, including all of Lot Numbers 6, 7 and 8, and a part of Lot Number 5 as laid down on a plat of the C.W. Hunt lands as recorded in Plat Book 1, Page 8, records of the Register of Deeds Office for Transylvania County, North Carolina, reference to such plat being invited for a more complete and accurate description of the subject real property.

TRACT II:

BEGINNING at a stake in the southern margin of Main Street 75 feet from the intersection of Main Street and Johnson Street, and runs with the said southern margin of Main Street, North 61 deg. West 40 feet to a stake in the margin of Main Street; thence at right angle with the said Main Street, South 29 deg. West parallel to Johnson Street 120 feet to a stake in the northern margin of a ten-foot alley; thence South 61 deg. East with the northern margin of said alley; parallel to Main Street 40 feet to a stake in said margin of said alley; thence North 29 deg. East parallel to Johnson Street 120 feet to the BEGINNING. Being part of Lot Number 5, all of Lot Number 4 and Part of Lot Number 3 as shown on the map of the Hendersonville Real Estate Company and C.W. Hunt Property, as the same is recorded in Deed Book 33, Page 65, records of the Register of Deeds Office for Transylvania County, North Carolina.

TRACT III:

BEGINNING at a stake in the intersection of the north side of Jordan Street with the west side of Johnson Street and running thence along the west side of Johnson Street, North 29 deg. East 134 feet to a stake on the South side of a 10-ft alley; thence along the South side of said alley, North 61 deg. West 165 feet to a stake in said alley; thence South 29 deg. West 134 feet to a stake in the North margin of Jordan Street; thence with the North margin of Jordan Street South 61 deg. East 165 feet to the BEGINNING. Being all of lots 9, 10 and 11 as shown on the plat of the land of the Hendersonville Real Estate Company, which said plat is recorded in Plat Book 1, Page 8, records of the Register of Deeds Office for Transylvania County, North Carolina.

## TRACT IV:

BEGINNING at an existing iron pin, said point being the southwestern corner of the Sylvan Valley CATV Co. property more particularly described in Deed Book 260, Page 578, Transylvania County Registry and being at the northern edge of East Jordan Street right-of-way and from said beginning point running thence parallel to East Jordan Street North 59 deg. 05 min. 22 sec. West 50.00 feet to a spike at the edge of a 15-foot alley; thence with the 15-foot alley North 31 deg. 04 min. 38 sec. East 134.09 feet to a spike, said point being located South 16 deg. 23 min. 56 sec. East 20.35 feet from the northeastern corner of Tract II described in Deed Book 381, Page 141, Transylvania County Registry; thence South 59 deg. 05 min. 22 sec. East 50.00 feet to a concrete monument, said point being the northeastern corner of the Sylvan Valley CATV Co. property; thence with the Sylvan Valley CATV Co. property South 31 deg. 04 min. 38 sec. West 134.09 feet to the point of BEGINNING. Being 0.154 acre, more or less, or 6,704 square feet and designated Paved Parking Lot and being the property described in Tract IV of Deed Book 364, Page 495, records of the Register of Deeds Office for Transylvania County, North Carolina. As surveyed and shown on an unrecorded plat thereof by Clarence A. Jenkins, RLS, dated October 19, 1994 and designated as drawing No. 94-220.

This conveyance is made subject to and conveyed together with any all rights of way, easements, restrictions, conditions, setback lines and other matters of record and/or appearing upon the premises.

This being the identical property conveyed unto J. Edwin Enterprises, LLC, a North Carolina limited liability company, by deed of Sylvan Valley Catv Company, a North Carolina corporation, as recorded on November 26th, 2008 at Document Book 479, Page 389, records of the Register of Deeds Office for Transylvania County, North Carolina.

TO HAVE AND TO HOLD the property described herein above, with every privilege and appurtenance thereto belonging to the Grantee, its heirs, successors and assigns, in fee simple.

The Grantor covenants with the Grantee, its heirs, successors and assigns, that they are the owners of and are seized of the premises in fee simple; that they have a good right to convey the same in fee simple; that title is marketable and free and clear of all liens and encumbrances, except for those otherwise set forth herein, appearing of record or shown upon the premises; and, that they will forever warrant and defend the title thereto against the claims of all persons whomsoever.

The designation Grantor or Grantee as used herein shall include the above described parties given such title and their respective heirs, successors, and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal, or if corporate or other legal entity, has caused this instrument to be signed in its corporate or legal name by its duly authorized officer(s) or representative(s) under the authority of its Board of Directors or its relevant governing body, the day and year first above written.

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J. Edwin Enterprises, LLC, a North Carolina  
Limited Liability Company

*Lisa A. Pickelsimer* (SEAL)  
(Lisa A. Pickelsimer, Manager)

**ACKNOWLEDGMENT**

STATE OF North Carolina )  
 )  
COUNTY OF Transylvania )

I, a Notary Public of the County and State aforesaid, certify that Lisa A. Pickelsimer, Manager, J. Edwin Enterprises, 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 the 22nd day of July, 2021.

*Shea B. Airey*  
Notary Public

My Commission Expires: 07-04-24

(SEAL OR STAMP)

SHEA B. AIREY  
NOTARY PUBLIC  
Transylvania County  
North Carolina  
My Commission Expires 07/04/2024