

BK 4106 PG 677 - 680 (4)

DOC# 1001006601

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Fee: \$26.00

Henderson County, North Carolina

Tax: \$1,390.00

William Lee King, Register of Deeds

## NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax \$1,390.00

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Parcel Identifier No. 9905448, 9905449, 9905450, 9905451, 9905452, 9905453, 9905454 & 9905455

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Deed prepared by: Dan Hitchcock, Esq., of Hilderbran Hitchcock PA 301 College Street, Suite 110, Asheville, NC 28801

*This instrument is prepared by Dan Hitchcock, a licensed North Carolina attorney. Delinquent taxes, if any, are to be paid by the closing attorney to the County Tax Collector upon disbursement of the closing proceeds*

Return to: McGuire Wood & Bisette, P.A., 48 Patton Ave., Asheville, NC 28801

Brief description for the Index: Units 1, 2, 3, 4, 5, 6, 7 and 8 of Bldg. 2 Cluster B of Willow Bend

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THIS DEED made this the 16th day of November, 2023 by and between

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GRANTOR	)	GRANTEE
PHS PROPERTIES, LLC, a North Carolina limited liability company	)	WILLOW BEND 520 LLC, a North Carolina limited liability company
	)	
PO Box 201	)	
Flat Rock, NC 28731	)	325 Lake Avenue, #135
	)	St. James, NY 11780-5000
	)	

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

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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 EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1025 at Page 119 of the Henderson County Registry.

The above described Property is not the principal residence of the Grantor.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

1. Easements, restrictions and rights-of-way of record.
2. Ad valorem taxes for the year 2023 and all subsequent years.
3. Utility lines in existence over and under the subject property,
4. Any zoning or land use ordinances affecting the Property.

IN WITNESS WHEREOF, the Grantor(s) have caused this instrument to be signed by its duly authorized officer as of the day and year first above written.

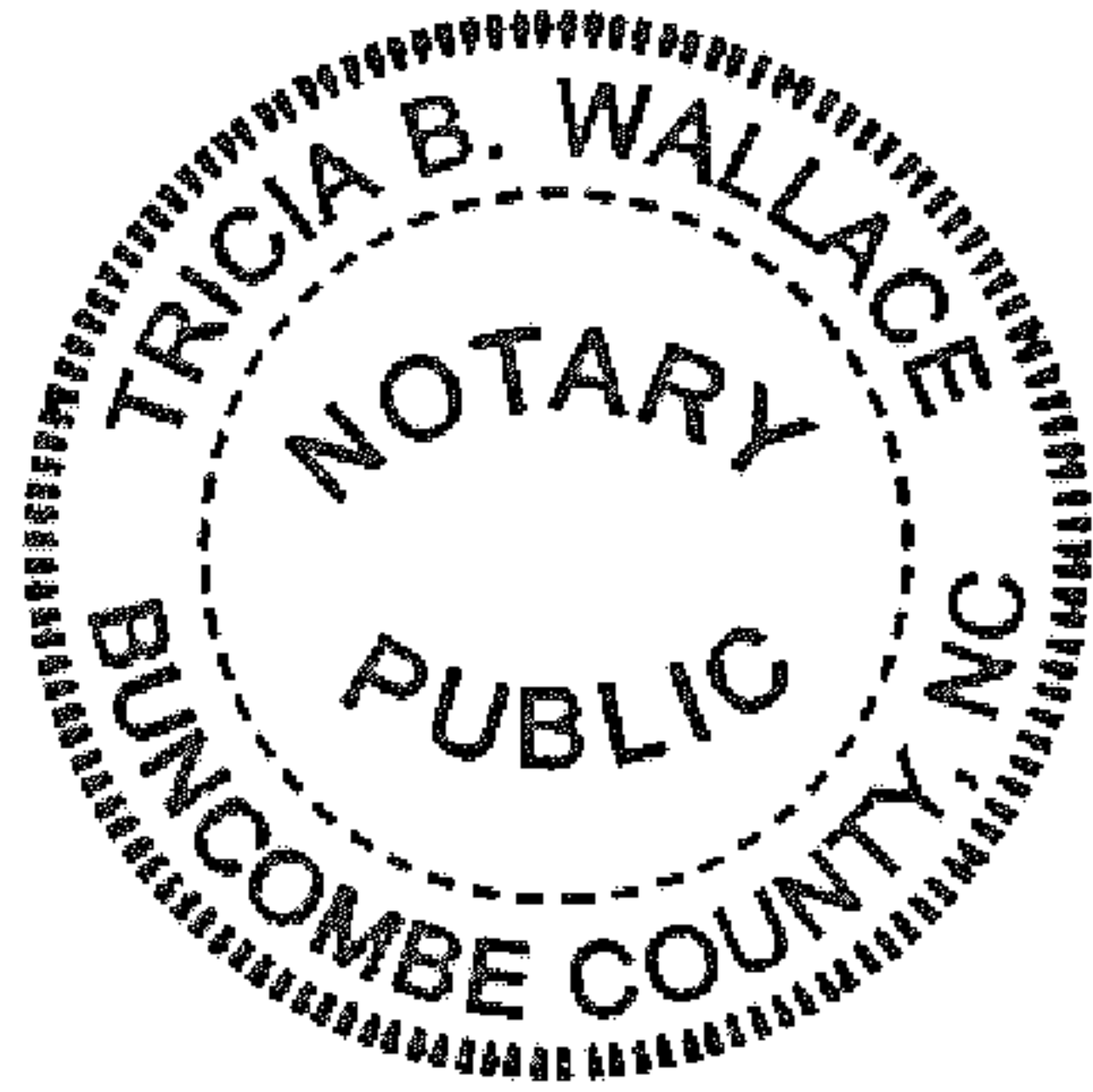
[the remainder of this page is left blank intentionally – signature page to follow]

PHS PROPERTIES, LLC  
A North Carolina limited liability company

By: Patricia H. Shepherd (Seal)  
Patricia H. Shepherd, Manager

STATE OF NORTH CAROLINA COUNTY OF BUNCOMBE

I, a Notary Public of Buncombe County, State of Carolina, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Patricia H. Shepherd, as Manager of PHS Properties, LLC, a North Carolina limited liability company. Witness my hand and official stamp or seal, this the 14<sup>th</sup> day of November, 2023.



Tricia B. Wallace  
Notary Public

Print Name: Tricia B. Wallace

[Note: Notary Public must sign exactly as on notary seal]

My Commission Expires: July 26, 2025

[NOTARY SEAL] (MUST BE FULLY LEGIBLE)

**Exhibit A**  
**to**  
**Special Warranty Deed**

Being CONDOMINIUM UNITS NUMBER 1, 2, 3, 4, 5, 6, 7 AND 8, BUILDING 2, OF CLUSTER B OF WILLOW BEND as defined in the Declaration of Condominium filed for record in the Office of the Register of Deeds for Henderson County, North Carolina, on December 28, 1982, at 2:50 P.M., and recorded in Deed Book 621, at Page 769, and amended in Deed Book 628 at Page 719, Henderson County Registry, and as shown on plans by William H. O'Cain, Registered Engineer, all of said plans now being on record in the Unit Ownership File of the Register of Deeds for Henderson County; together with an undivided interest of 12.50% in the common areas and facilities defined in said Declaration. Said condominium units shall be occupied and used only as a private dwelling for the owner or owners, subject to all covenants, restrictions, limitations and uses set out in said Declaration of Condominium, and the exhibits filed with said Declaration as the same now exist or may hereafter be lawfully amended.

Being all of Parcel 3 conveyed to Grantor in Deed Book 1025, Page 119 of the Henderson County Registry.