



Doc ID: 004904020004 Type: CRP  
 Recorded: 05/06/2022 at 02:16:42 PM  
 Fee Amt: \$1,166.00 Page 1 of 4  
 Revenue Tax: \$1,140.00  
 Polk, NC  
 Sheila Whitmire Register of Deeds

BK **469** PG **2026-2029**

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$ 1,140.00

Parcel Identifier No. S9-G9

Verified by Polk County on the 6th day of May 2022

By: \_\_\_\_\_

Assessor  
 Collector  
 Land Use

✓ Mail/Box to: Feagan Law Firm, PLLC

This instrument was prepared by: Peter U. Kanipe, a licensed NC attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. No title examination performed by deed preparer. File: 105550.01

Brief description for the Index: 40 E. Main Street, Saluda NC 28773

THIS DEED made this 5<sup>th</sup> day of May, 2022, by and between

GRANTOR

GRANTEE

**Mary Jane Hunter LaFave, General Partner of the Brad and Ruth Hunter Family Limited Partnership, a North Carolina Limited Partnership**

87 Gaffney Street  
 Saluda, NC 28773

**Azalea BVC Holdings LLC, a North Carolina limited liability company**

200 Frost Road  
 Saluda, NC 28773

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

SEE EXHIBIT A, INCORPORATED HEREIN BY REFERENCE.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 315, Page 806, Polk County Registry.

All or a portion of the property herein conveyed 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 the Grantee in fee simple.

And Grantor covenants with Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, and under or through Grantor, except for the exceptions hereinafter stated:

SUBJECT to easements, restrictions, rights of way(s) of record, without reimposing the same, and ad valorem taxes not yet due and payable.

(Signature Page Follows)

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

BRAD AND RUTH HUNTER FAMILY LIMITED PARTNERSHIP

By: Mary Jane Hunter LaFave (SEAL)  
Mary Jane H. LaFave, General Partner

State of North Carolina - County of Polk

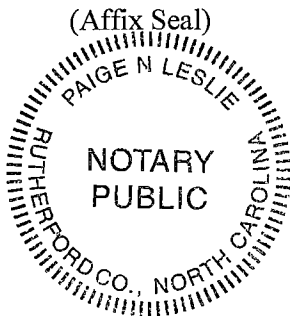
I, the undersigned Notary Public of the County and State aforesaid, certify that Mary Jane H. LaFave personally appeared before me this day as General Partner of the Brad and Ruth Hunter Family Limited Partnership and acknowledged the due and voluntary execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 5th day of May, 2022.

My Commission Expires:  
March 8, 2025

Paige N. Leslie Notary Public

Paige N. Leslie  
Notary's Printed or Typed Name



## EXHIBIT A

BEING all of that certain tract or parcel of land containing 2,607 square feet, as shown and delineated upon a plat entitled "Dwight D. Buyce, Saluda Twp., Polk County, No. Car", dated September 9, 1989, and prepared by Butler Associates, Reg. Land Surveyor, Tryon, North Carolina, which Plat is duly recorded in Card File A, Page 265 in the Office of the Register of Deeds for Polk County, North Carolina; reference being made to said recorded Plat for a full and complete metes and bounds description of said Lots, pursuant to North Carolina General Statutes, Section 47-30(g).

The above described property is known as the Drug Store Lot and includes one-half of the walls on both sides of the original Drug Store Building.

There is also conveyed hereby all right, title and interest of the Grantor in and to the fourteen (14') foot easement for a right of way and the easement for a roof overhang which was purportedly conveyed by Larkin L. Clippard. This conveyance is also made specifically subject to said fourteen (14') foot easement for a right of way and the easement for a roof overhang.

There is also conveyed together with the above described property, a twelve foot (12') wide non-exclusive, perpetual right of way and easement of ingress and egress to the subject property from Henderson Street as more particularly set forth and described in Deed of Easement recorded in Book 215, Page 945, Polk County Registry, which is incorporated herein by reference to be used in common with all other persons having a lawful right to use the same.

Also together with all right, title and interest of the Grantor into the use of the fourteen (14') feet wide driveway running along behind the store buildings from Church Street to the northwestern property line of the above-referenced property as access in common with all other persons having a right to use the same.

4870-7367-5294, v. 1