

Type: CONSOLIDATED REAL PROPERTY
Recorded: 12/19/2023 3:04:53 PM
Fee Amt: \$26.00 Page 1 of 4
Revenue Tax: \$0.00
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 6373 PG 527 - 530

There are no delinquent taxes that are a lien the parcel(s) described in the deed which the Buncombe County Tax Collector is charged with collecting.

12-19-2023
Date

Michelle Warren
Deputy Tax Collector

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00

Parcel Identified No. 9649-40-0770

Verified by _____ County on the ____ day of _____, 2023.

By: _____

Prepared by and return to: Jeffrey K. Stahl, Esq. (Allen Stahl + Kilbourne, 20 Town Mountain Road, Suite 100, Asheville, NC 28801), a North Carolina licensed attorney. Delinquent taxes, if any, are to be paid by the closing attorney to the county tax collector upon disbursement of the closing proceeds.

Brief description for the Index: Parcel 1, containing 2,325 sq. ft. (+/-) or .053 ac. (+/-) known as "28 N. Lexington Ave." + "7 Tingle Alley"

THIS DEED made this 18th day of December, 2023, by and between:

GRANTOR	GRANTEE
Star Master Tenant, LLC a North Carolina limited liability company	HS Star Block Owner, LLC a North Carolina limited liability company
999 Peachtree Street NE, Suite 1120 Atlanta, GA 30309	999 Peachtree Street NE, Suite 1120 Atlanta, GA 30309

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 "Allen, Stahl, & Kilbourne, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Buncombe 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 Buncombe County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6246, at Page 463.

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

A map showing the above described property is recorded in Plat Book 233 at Page 6.

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, covenants, restrictions, and rights of way of record, and 2023 and future years ad valorem taxes.

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

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) APPEAR ON FOLLOWING PAGE(S)]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) TO NORTH CAROLINA GENERAL WARRANTY DEED]

**STAR MASTER TENANT, LLC,
a North Carolina limited liability company**

BY: Hatteras Sky Properties, LLC, a Georgia limited liability company, as Manager of Star Master Tenant, LLC

BY: Hatteras Sky, LLC, a Georgia limited liability company, as Manager of Hatteras Sky Properties, LLC

Amy Michaelson Kelly
Amy Michaelson Kelly, as Manager

STATE OF Georgia
COUNTY OF Fulton

I, the undersigned Notary Public, certify that Amy Michaelson Kelly, as Manager of Hatteras Sky, LLC, a Georgia limited liability company, which is the Manager of Hatteras Sky Properties, LLC, a Georgia limited liability company, which is the Manager of Star Master Tenant, LLC, a North Carolina limited liability company, personally came before me this day and (I have personal knowledge of their identity) (I have seen satisfactory evidence of their identity by a current state identification with their photograph in the form of a Driver's License); acknowledging to me that they voluntarily signed the foregoing document for the purposes stated therein in the capacity indicated.

Witness my hand and Notarial stamp or seal, this 18th day of December, 2023 2023.

Notary Public Signature: *Deborah M. Butler*

Notary Public Printed Name: Deborah M. Butler

My Commission Expires: April 5, 2027

(Affix Seal)

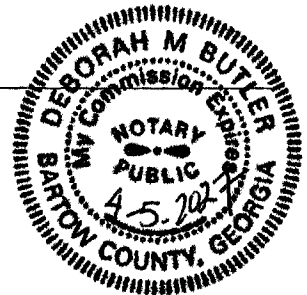


EXHIBIT "A"

Legal Description

LYING IN BUNCOMBE COUNTY, NORTH CAROLINA

BEING all of Parcel 1, as shown and described as "28 N. Lexington Ave." and "7 Tingle Alley" being 2,325 +/- square feet or .053 +/- Acres." on a plat recorded in Plat Book 233, at Page 6 in the Buncombe County Register of Deeds, reference to which plat is hereby made for a more particular description of said property.

AND BEING a portion of that property described in that deed recorded in Book 6246, at Page 463 in the Buncombe County Register of Deeds.

TOGETHER WITH AND SUBJECT TO all easements, rights of way, conditions, covenants and restrictions appurtenant to the property described above.