

BK 3849 PG 20 - 22 (3)

DOC# 970996

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Fee: \$26.00

Henderson County, North Carolina

Tax: \$725.00

William Lee King, Register of Deeds

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$725.00

Parcel Identifier No: 9958024 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

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

Mail/Box to: Goosmann, Rose, Colvard & Cramer, PA, 77 Central Avenue, Suite H, Asheville, NC 28801 21-6661 jrr/cm

This instrument was prepared by: Sherri L. Brewer DEED PREP ONLY TITLE NOT EXAMINED 21-2912

Brief description for the Index: 130 Oakland Hill Drive

THIS DEED made this 5th day of January, 2022, ~~2021~~ by and between

GRANTOR	GRANTEE
FRONTIER HOLDINGS, LLC, a North Carolina Limited Liability Company	ABRAMS & MOORE, L.L.C., A North Carolina Limited Liability Company
8029 Pawleys Court Indian Land, SC 29707	269 Monarch Rd Hendersonville, NC 28739

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 Mills River Township, Henderson County, North Carolina and more particularly described as follows:

**SEE ATTACHED EXHIBIT A.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1018 at Page 161.

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

A map showing the above described property is recorded in Plat Cabinet B Slide 400-A.

Submitted electronically by "Goosmann Rose Colvard & Cramer, PA"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Henderson County Register of Deeds.

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:

Subject to Henderson County ad valorem taxes.  
Subject to Restrictions, Easements, and Rights of Way of Record.

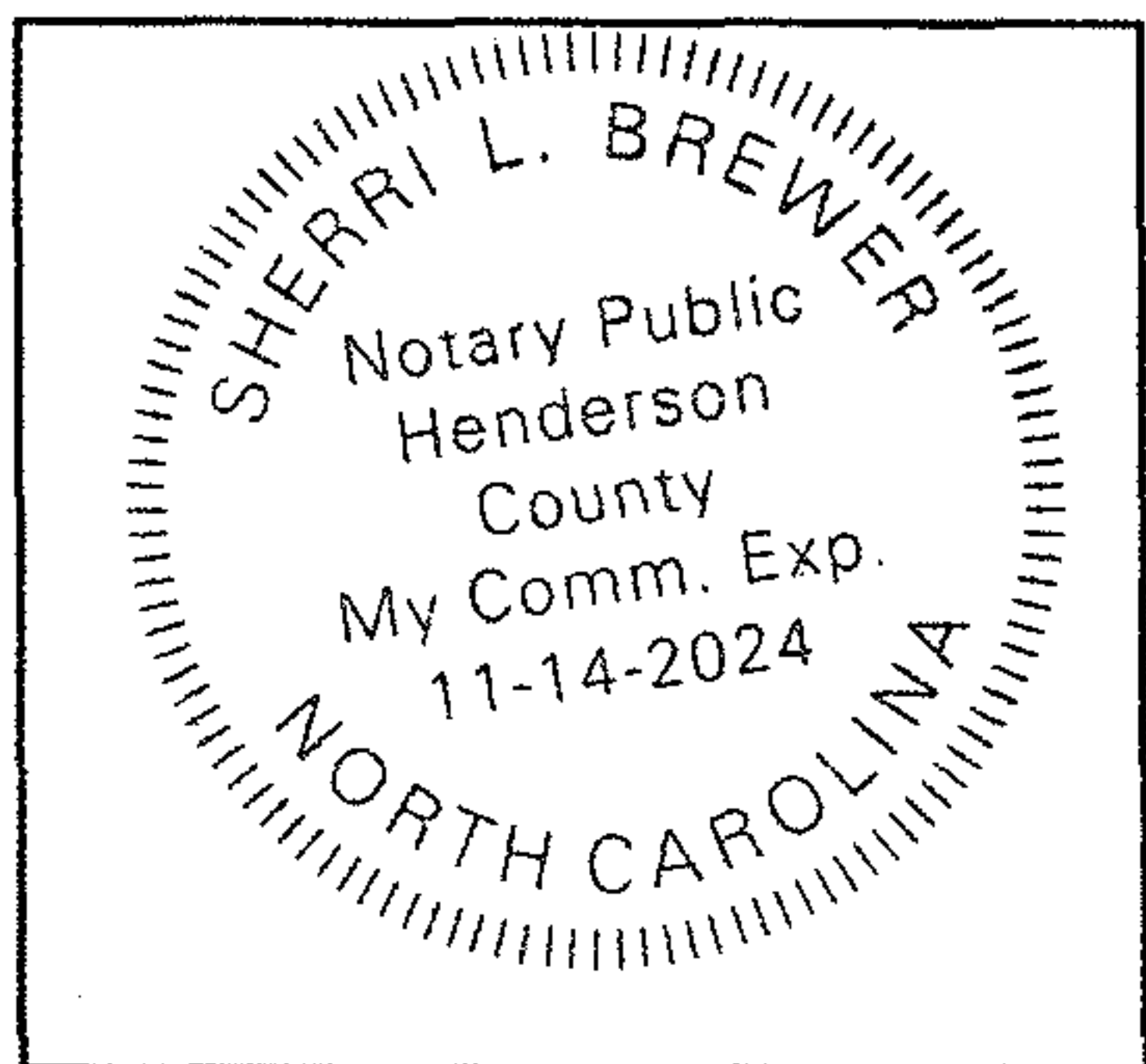
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Frontier Holdings, LLC \_\_\_\_\_ (SEAL)

By: Gerrit Jan Ockers \_\_\_\_\_ (SEAL)  
Gerrit Jan Ockers, Member/Manager

By: \_\_\_\_\_ (SEAL)  
Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Title: \_\_\_\_\_



(Affix Seal)

State of North Carolina  
County of Henderson

I, Sherri L. Brewer, a Notary Public for said County and State, do hereby certify that Gerrit-Jan Ockers, personally came before me this day and acknowledged that he is the Managing Member of Frontier Holdings, LLC, a North Carolina Limited Liability Company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and official seal, this the 3<sup>rd</sup> day of January, ~~2021~~ 2022.

My commission expires: 11-14-2024

Sherri L. Brewer  
Notary Public  
Sherri L. Brewer

## EXHIBIT A

**BEGINNING** at an existing iron pin, a control corner, said existing iron pin being the easternmost corner of Lot 3 of Sunset Hills Subdivision as recorded in Plat found in Plat Cabinet B, Slide 400-A of the Records of the Henderson County Register of Deeds, North Carolina; and moving thence from said Beginning Point and traveling South 53 deg. 29 min. 32 sec. West 202.34 feet to a set iron pin; thence North 13 deg. 00 min. 12 sec. West 92.24 feet to a set iron pin; thence South 80 deg. 33 min. 19 sec. West 95.03 feet to an existing iron stake; thence North 02 deg. 27 min. 43 sec. East 147 feet to a set iron pin; thence South 71 deg. 21 min. 33 sec. East 16.66 feet to an existing iron pin in a 16.5 foot gravel right of way leading to Sunset Hills Drive; thence South 72 deg. 56 min. 14 sec. East 140.79 feet to an existing iron pin; thence South 65 deg. 47 min. 57 sec. East 132.03 feet to the existing iron pin that is the point and place of Beginning; and containing 0.69 acres more or less according to unrecorded survey by Associated Land Surveyors, dated August 21, 1996, and being titled "Map of Property Recombination for Robert C. Vogel, Jr."

**BEING** all of that property described in deed to Robert C. Vogel, Jr. recorded in Deed Book 906, at Page 303 of the Henderson County Register of Deeds, North Carolina.

There is also conveyed a right of way of ingress and egress, over and across the right of way as shown on the plat above-referred to, recorded in Plat Cabinet B, at Slide 400-A of the Henderson County Register of Deeds, North Carolina.

**ALSO BEING** all of that property described in Deed Book 1018 at Page 161 of the Henderson County Register of Deeds, North Carolina.



A circular stamp with the word "INITIAL" at the top and a crosshair in the center. To the right of the stamp are the handwritten initials "CA". Below the stamp is a handwritten signature that appears to be "M".