

Type: CONSOLIDATED REAL PROPERTY
Recorded: 1/27/2026 1:07:55 PM
Fee Amt: \$2,776.00 Page 1 of 3
Revenue Tax: \$2,750.00
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 6561 PG 1531 - 1533

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.

01-27-2026
Date

Michelle Warren
Deputy Tax Collector

SPECIAL WARRANTY DEED

Excise Tax: \$2,750.00
Tax Parcel ID No. 9639.07-78-4261.000 Verified by _____ County
on the day of January, 2026 By: _____

Mail/Box to: _____

This instrument was prepared by: Tucker Arensberg, P.C., One PPG Place, Suite 1500, Pittsburgh, PA 15222

Brief description for the Index: _____

THIS DEED, made this the 12 day of January, 2026, by and between

GRANTOR:

WESCO Real Estate III, LLC, a Delaware limited liability company
whose mailing address is 225 W. Station Square Drive, Suite 700, Pittsburgh, PA 15219
(herein referred to as **Grantor**) and

GRANTEE:

840 RIVERSIDE DRIVE, LLC, a North Carolina limited liability company
whose mailing address is P.O. Box 1009, Weaverville, NC 28787
(herein referred to as **Grantee**) and

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the City of Woodfin, County of Buncombe, State of North Carolina, more particularly described as follows:

See attached Exhibit A.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3102, Page 774.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, with the Covenant of Special Warranty subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor has done nothing to impair the title as received by Grantor and that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor.

This conveyance is made subject to the following Exceptions and Reservations:

Any and All Matters of Public Record

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 Buncombe County Register of Deeds.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

WESCO REAL ESTATE III, LLC

By: *Brian M. Begg*
Name & Title: Brian M. Begg, Treasurer

State of Pennsylvania
County of Allegheny

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
Brian M. Begg.

Date: 1/12/2024
Kew

Kimberly L. West
Kimberly L. West Notary Public
Notary's Printed or Typed Name

My Commission Expires:
9/10/2026

(Official/Notarial Seal)

Commonwealth of Pennsylvania - Notary Seal
Kimberly L. West, Notary Public
Allegheny County
My commission expires September 10, 2026
Commission number 1257897
Member, Pennsylvania Association of Notaries

Exhibit A

Beginning at an iron pin in the Western margin of Riverside Drive, said iron pin being the northernmost corner of the property described as Tract I in that deed from John D. Parker, et al. to Perry M. Alexander, Jr. and recorded in the Buncombe County Registry in Deed Book 1068, at page 565, and running thence with said margin of said Drive, South 16° 52' 16" East 254.61 feet to a nail in cap set in said margin; thence leaving said margin of said Drive and running South 77° 10' 52" West 9.99 feet to an iron pin; thence South 77° 10' 52" West 301.21 feet to an iron pin in the eastern margin of the Southern Railway property; and running thence with said railway line on a curve to the left in a northerly direction with a radius of 583.69 feet a distance of 28 feet to a stake, and North 00° 45' 51" West 231.85 feet to an iron pin, John Young's southwest corner; and running thence with Young's line, North 77° 10' 52" East 238.29 feet to the Beginning. Containing 1.60± acres, and being shown on a plat entitled "Property of Westinghouse Electric Corp.", dated 3-28-80, prepared by W. G. Hutchison, R.L.S.

The above-described property is all of that property conveyed in that deed recorded in Record Book 3102, at Page 774 of the Buncombe County, NC Register's Office.