

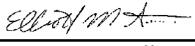
Type: CONSOLIDATED REAL PROPERTY
Recorded: 2/18/2026 8:51:05 AM
Fee Amt: \$5,726.00 Page 1 of 3
Revenue Tax: \$5,700.00
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 6567 PG 147 - 149

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.

02-18-2026

Date


Deputy Tax Collector

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax \$5,700.00

Parcel Identifier No. 9648-39-6557-00000

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: Ward and Smith (Box # ___)

Brief description for the Index: 46 Aston Street, Asheville

THIS DEED made this the 17th day of February, 2026 by and between

GRANTOR

Aston Flats LLC, a North Carolina limited
liability company

930 Country Club Rd.
Asheville, NC 28804

GRANTEE

First Presbyterian Church of Asheville, N.C.
(USA), Inc., a North Carolina non-profit
corporation

40 Church St.
Asheville, NC 28801

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

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 **Buncombe County**, North Carolina and more
particularly described as follows:

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

Submitted electronically by "Ward and Smith, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Buncombe County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6173 at Page 1205 and Book 6173 at Page 1208, all of the Buncombe 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.

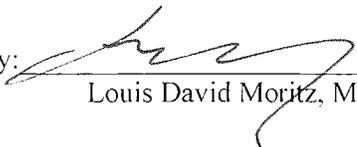
And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated. Title to the property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

1. Easements, restrictions and rights-of-way of record.
2. Ad valorem taxes for the year 2026, prorated to the date of Closing, 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(has caused this instrument to be signed by its duly authorized manager as of the day and year first written above.

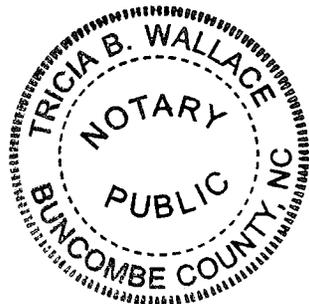
By: Aston Flats LLC, a North Carolina limited liability company

By: Mori Blue Holdings, LLC, a North Carolina limited liability company, as Manager of Aston Flats, LLC

By:  (Seal)
Louis David Moritz, Manager

STATE OF NORTH CAROLINA COUNTY OF BUNCOMBE

I, a Notary Public of Buncombe County, State of North 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: Louis David Moritz, as Manager of Mori Blue Holdings, LLC, a North Carolina limited liability company, as Manager of Aston Flats LLC, a North Carolina limited liability company. Witness my hand and official stamp or seal, this the 17th day of February, 2026.




Notary Public

Print Name: Tricia B. Wallace
[Note: Notary Public must sign exactly as on notary seal]
My Commission Expires: July 26, 2030
[NOTARY SEAL] (MUST BE FULLY LEGIBLE)

Exhibit A
to
Special Warranty Deed

BEING all of that 0.660 +/- acre (28749 +/- sq. ft.) tract of land shown on the plat entitled "ALTA/NSPS LAND TITLE SURVEY FOR ASTON FLATS LLC" recorded in Book 224, Page 6 of the Buncombe County Public Registry, reference to which plat is hereby made for a more particular description of said tract of land.

AND BEING all of "Tract Two" as described in the deed to Jimmie F. Hughes and William V. Smith recorded in Book 6115, Page 189 of the Buncombe County Public Registry.

AND BEING the same property described in deeds recorded in instrument recorded in Book 6173 at Page 1205 and Book 6173 at Page 1208, all of the Buncombe County Registry.