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Type: CONSOLIDATED REAL PROPERTY
Recorded: 11/30/2022 12:22:24 PM
Fee Amt: \$218.00 Page 1 of 4
Revenue Tax: \$192.00
Rutherford County, NC
Rachel Thomas Register of Deeds

BK 2067 PG 1310 - 1313

PREPARED BY EDWARD L. HARRELSON
RETURN TO: HURWITZ LAW FIRM
103 ARCADE ST., STE. 205
LAKE LURE, NC 28746

Stamps: \$192.00

Tax Parcel No.: 1641576

(NO TITLE EXAMINATION PERFORMED BY PREPARER)

*This instrument was prepared by Edward L. Harrelson, a North Carolina licensed attorney.
Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon
disbursement of closing proceeds.*

**STATE OF NORTH CAROLINA
COUNTY OF RUTHERFORD**

GENERAL WARRANTY DEED

THIS DEED, made this the _____ day of November, 2022, by and between:

HICKORY POINTE, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY,
hereinafter called Grantor, whose address is: 775 Southwest Viewmont Dr., Portland, OR 97225
and

DGAS HOLDINGS, LLC, a Florida limited liability company, hereinafter called Grantee, whose
address is: 819 E. Village Circle, Davie, FL 33325.

WITNESSETH:

WHEREAS, the property herein granted was acquired by Hickory Pointe, LLC by deed
from AMSR, LLC dated July 26, 2006 and recorded at Deed Book 909 at Page 615 of the
Rutherford County Registry; and

WHEREAS, the Grantor has not utilized the property as its primary residence; and

WHEREAS, the Grantor now desires to sell and convey the herein described property;

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NOW, THEREFORE, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to him paid by Grantee, receipt of which is hereby acknowledged, does give, grant, bargain, sell and convey unto Grantee, their heirs and assigns, in fee simple, the following described property located in Chimney Rock Township, Rutherford County, North Carolina:

See the attached Exhibit A, incorporated herein by reference as if set out in full for a complete legal description.

TO HAVE AND TO HOLD the above described premises, with all privileges and appurtenances thereunto appertaining unto Grantee, their heirs and/or successors and assigns, in fee simple.

Grantor covenants with 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 except for the exceptions herein stated.

Subject to restrictions, easements, rights of way of record and for *ad valorem* taxes for the current year.

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IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal, the day and year first above written.

HICKORY POINTE, LLC

[Signature]
By: Peter N. Cizik
Its: Manager

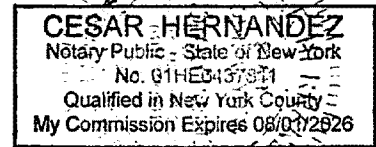
[Signature]
By: Susan G. Walton Cizik
Its: Manager

STATE OF NEW YORK
COUNTY OF New York

I, the undersigned Notary Public of the County and State aforesaid, certify that Peter N. Cizik personally came before me this day and acknowledged that he is the Manager of Hickory Pointe, 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 25 day of November, 2022.

[Signature]
Notary Public

My commission expires: 08-01-2026

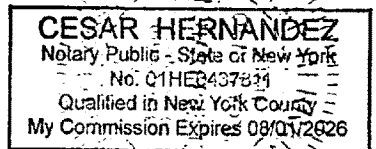


STATE OF NEW YORK
COUNTY OF New York

I, the undersigned Notary Public of the County and State aforesaid, certify that Susan G. Walton Cizik personally came before me this day and acknowledged that she is the Manager of Hickory Pointe, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and official seal this the 25 day of November, 2022.

[Signature]
Notary Public

My commission expires: 08-01-2026



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Exhibit A

Description of Property

1833 Memorial Highway, Lake Lure, NC 28746

SITUATE, lying and being in the Town of Lake Lure, Chimney Rock Township, Rutherford County, North Carolina and being that 1.37 acre tract as shown on plat of survey done by Surveying Dimensions dated April 7, 2006 and recorded in Plat Book 27, Page 214, Rutherford County Registry to which reference is hereby made for a more full and complete description of said above-mentioned tract.

SUBJECT to right of way or easements for telephone, electric power lines and roads, together with easement for water line and well rights as shown by reference to Deed dated March 22, 1956, recorded in Deed Book 230, Page 555 from the parties of the first part to the Town of Lake Lure.

Parcel/REID # 1641576

PIN # 0642-56-1432

Map Block Lot # 517 2 25