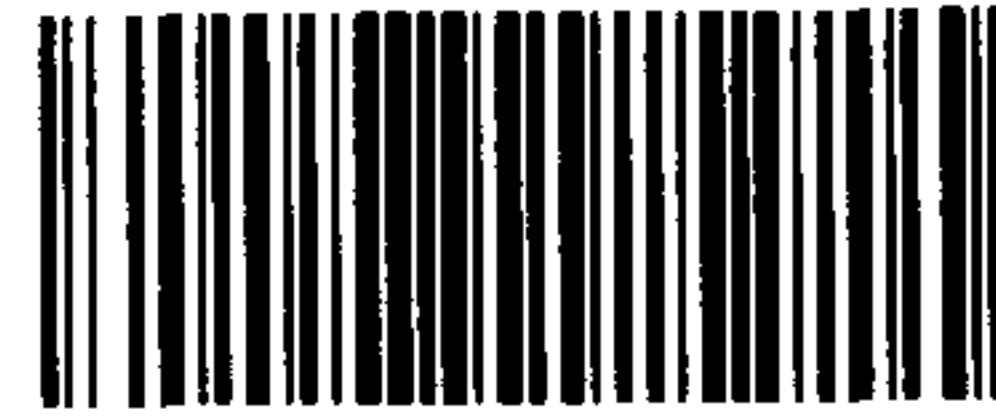


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This document presented and filed:  
10/08/2024 10:05:12 AM

WILLIAM LEE KING, Henderson COUNTY, NC  
Transfer Tax: \$0.00

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 0.00

Parcel Identifier No. **10004685**

By:

→ Mail/Box to: C. Page Collie – 1645 Asheville Highway, Hendersonville, NC 28791

This instrument was prepared by: C. Page Collie (Deed Preparation Only – No Title Search Performed)

Brief description for the Index: Lot 70 Ann Mountain Estates Plat Cabinet C at Slide 143

THIS DEED made this 28 day of September, 2024, by and between

**GRANTOR**

**GRANTEE**

**JOHN E. DRAGE and wife,  
HILDA DRAGE**

**JORGE TOMAS PEREZ, single**

**Address: 3699 Peaceful Valley Drive  
Clermont, FL 34711**

**Address: 1308 Delridge Street  
Orlando, FL 32804**

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 the Hendersonville Township, Henderson County, North Carolina and more particularly described as follows:

**BEING all of Lot 70 of Ann Mountain Estates Subdivision as shown on a plat thereof recorded in Plat Cabinet C at Slide 143 of the Henderson County Registry, reference to which plat is hereby made for greater certainty of description.**

**BEING also a portion of the property conveyed to John E. Drage and Hilda Drage by that deed recorded on January 10, 2002 in Book 1086 at Page 459, Henderson County Registry.**

The property being transferred by this Deed does not include the primary residence of any of the Grantors. (Per N.C.G.S. §105-317.2).

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1086 at Page 459, Henderson County, North Carolina Register of Deeds Office.

A map showing the above-described property is recorded in Plat Cabinet C at Slide 143, Henderson County, North Carolina Register of Deeds Office.

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:

**Henderson County ad valorem taxes for 2024, and subsequent years, which are a lien, but not yet due and payable, easements, rights of way and restrictions of record.**

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

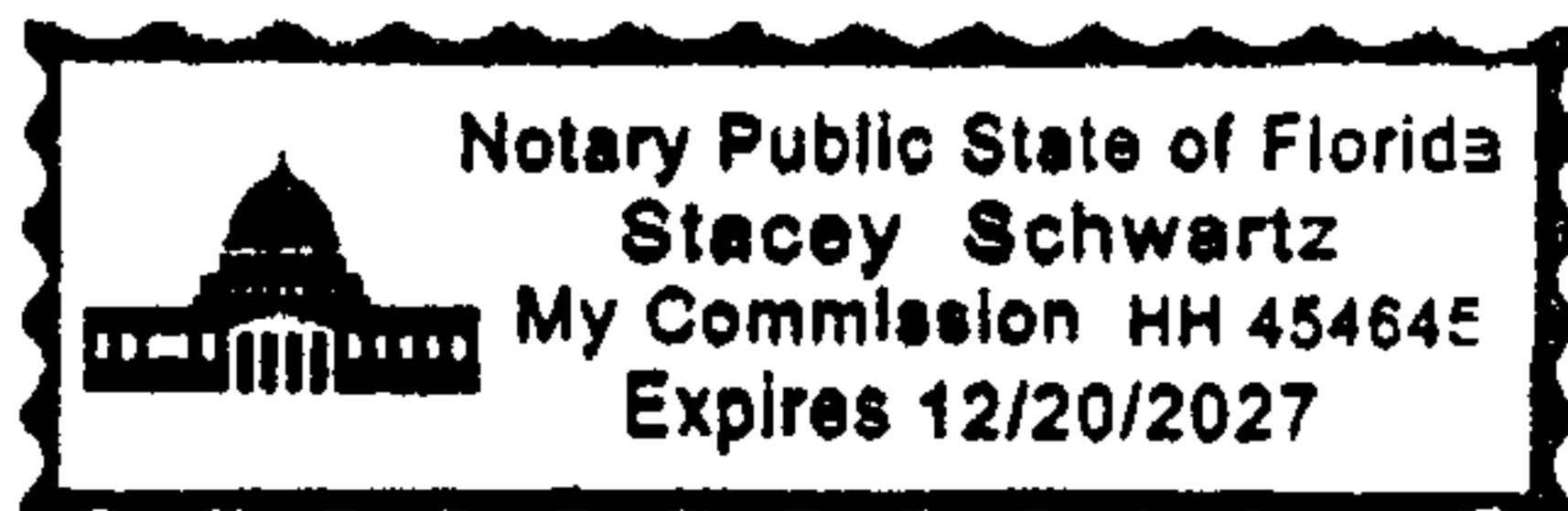
John E. Drage (SEAL)  
**JOHN E. DRAGE**

Hilda Drage (SEAL)  
**HILDA DRAGE**

SEAL-STAMP

State of Florida – County of Orange

I, Stacey Schwartz, the undersigned Notary Public of the County and State aforesaid, certify that **JOHN E. DRAGE and wife, HILDA DRAGE**, Grantors, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed, in my physical presence



Witness my hand and Notarial stamp or seal this 28 day of September, 2024.

My Commission Expires: 12/20/2027

Stacey Schwartz, Notary Public