

Type: WARRANTY DEED
 Recorded: 8/11/2023 12:18:05 PM
 Fee Amt: \$96.00 Page 1 of 3
 Revenue Tax: \$70.00
 Jackson County, NC
 Shandra Sims Register of Deeds

BK 2361 PG 860 - 862



Aug - 11 2023 KH

NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by: Jonathan C. Mattox, a licensed North Carolina attorney.

Brief description for the Index: 4.00 acre

Parcel Number: 7621.37.3865 (*Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.*)

Excise Tax \$70.00

Does not include the primary residence of at least one of the Grantors. (NC GS § 105-317.2)

TITLE TO THE WITHIN DESCRIBED LANDS IS NOT CERTIFIED BY JONATHAN C. MATTOX OR BRIGHAM & MATTOX, PLLC UNLESS A WRITTEN TITLE OPINION IS RENDERED.

THIS DEED made this 2nd day of August, 2023 by and between:

GRANTOR:	GRANTEE:
Charles F. Wilson and Mary Alice Wilson, a married couple.	PRH Investments, Inc., a Georgia corporation
4616 6 Mile Lake Road East Jordan, Michigan 49727	5181 High Shoals Road Bishop, Georgia 30621

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 Barkers Creek Township, Jackson County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by express reference.

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 said premises in fee simple and 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 hereinafter stated.

Title to the property conveyed is subject to the following exceptions: Easements, restrictions and rights of way of record and utility lines and rights of way in existence over, under or upon the property conveyed by this deed and exceptions set forth herein.

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

Charles F. Wilson (SEAL)
Charles F. Wilson

Mary Alice Wilson (SEAL)
Mary Alice Wilson

County of Emmet
State of Michigan

I, a notary public, 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: **Charles F. Wilson and Mary Alice Wilson.**

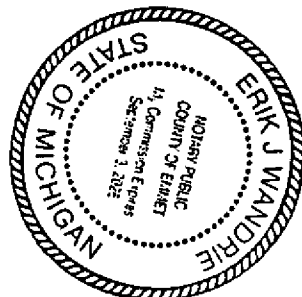
Witness my hand and official seal, this 2nd day of August, 2023.

Erik J Wandrie
Notary Signature (Must Match Name on Seal Exactly)

Affix Notary Seal:

Erik J Wandrie
Notary Printed Name (Must Match Name on Seal Exactly)

Sep 3rd 2026
Date Commission Expires



Emmet

Exhibit A

The property conveyed is all of the property described in the deed from Harry S. Scott and others to Charles P. Wilson and wife Mary Alice Wilson, dated July 25, 1995 and recorded in Book 898, page 356, Jackson County Registry. The property is more particularly described from the referenced deed as follows:

BEGINNING on a point in the centerline of the sixty (60) foot right of way for subdivision access road for High Top Mountain, common to the line of the Grantors herein; said point of the beginning being located N 44-42-22 W 202.60 feet from an existing iron pin being the northwest corner of deed recorded in Book 852 page 747, Jack Johnson, now or former; thence from the point of the beginning severance lines as follows: N 36-58-56 W 14.58 feet to a new iron pin, N 36-58-56 W 194.56 feet to a new iron pin, N 50-00-00 W 210.00 feet to a new iron pin, N 11-26-34 E 201.95 feet to a new iron pin, S 66-36-05 E 217.58 feet to a new iron pin in the sixty (60) foot right of way for subdivision access road leading to NCSR #1392; thence S 67-00-00 E 30.00 feet to a point in the centerline of said right of way; thence with the centerline of said right of way the following courses and distances: S 57-28-37 E 10.68 feet to a point, S 80-29-01 E 35.31 feet to a point, N 72-27-22 E 40.60 feet to a point, N 65-15-00 E 43.95 feet to a point, N 77-41-15 E 32.79 feet to a point, S 61-40-09 E 41.21 feet to a point, S 36-39-50 E 35.02 feet to a point, S 43-25-38 E 33.66 feet to a point, S 68-49-01 E 54.40 feet to a point, S 51-38-00 E 76.97 feet to a point, S 73-17-06 E 36.28 feet to a point, S 85-24-43 E 42.83 feet to a point, S 01-15-05 E 35.17 feet to a point, S 34-03-40 W 56.68 feet to a point, S 59-07-05 W 189.59 feet to a point, S 33-50-00 W 49.18 feet to a point, S 09-31-20 W 51.30 feet to a point, S 01-32-46 W 49.58 feet to a point, S 59-10-35 W 25.87 feet to a point, N 23-18-30 W 40.70 feet to a point, N 01-57-06 W 60.80 feet to a point, N 02-57-21 E 61.97 feet to a point, N 21-49-30 E 32.14 feet to a point, N 49-12-53 E 77.79 feet to a point, N 11-02-25 W 21.87 feet to a point, S 65-59-57 W 75.85 feet to a point, S 54-53-10 W 87.56 feet to a point, S 40-14-39 W 61.79 feet to a point, S 18-55-47 W 52.44 feet to a point, and S 10-43-30 W 25.44 feet to the point of the beginning, **containing 4.00 acres**, per survey of Kevin D. Goldsmith, RLS, dated June 30, 1995, entitled "Charles F. Wilson and wife, Mary Alice Wilson", job #95-162.

TOGETHER WITH and SUBJECT TO the easement for the existing access road leading from Thomas Valley Road (SR #1397) and/or Barkers Creek Road (SR #1392) to High Top Mountain Property and thence continuing, at a width of sixty (60) feet over, across and through the access roads serving the subdivision known as High Top Mountain Property to and thence along the northern, eastern and southern boundaries of the hereinabove described and conveyed lands. Said right of way for ingress and egress and for the purposes of inspecting, servicing and maintaining said roads and rights of ways.

SUBJECT TO, all rights, terms, obligations of the "Restatement of Conditions, Restrictions and Stipulations Affecting Lots Located in the Subdivision Known as 'High Top Mountain', recorded in Book 832 page 436, Jackson County Registry, and all amendments and supplements thereto. SUBJECT TO, all rights, terms and obligations of that certain Amendment, dated the 24th day of November, 1993 by and between Harry S. Scott et ux, etal, and James D. Sirks et ux, etal, recorded in Book 848 Page 7, Book 854 page 316, and Book 854 page 320, Jackson County Registry.