Type: WARRANTY DEED
Recorded: 5/23/2025 8:27:59 AM
Fee Amt: $262.00 Page 1 of 4
Revenue Tax: $236.00
Jackson County, NC
Shandra Sims Register of Deeds

BK 2398 PG 292 - 295

TAX COLLECTOR'S OFFICE DATE INITIAL JACKSON COUNTY, N.C.

May - 23 2025 CB

# NORTH CAROLINA GENERAL WARRANTY DEED

EXCISE TAX: $236.00

PARCEL IDENTIFICATION NO.: 7543-38-6360
DELINQUENT TAXES, IF ANY, TO BE PAID
BY THE CLOSING ATTORNEY TO THE
COUNTY TAX COLLECTOR UPON
DISBURSEMENT OF CLOSING PROCEEDS

MAIL/BOX TO: Carpenter & Guy, PLLC, 559 West Main Street, Sylva, North Carolina 28779

PREPARED BY: Agatha B. Guy, a North Carolina Licensed Attorney

BRIEF DESCRIPTION FOR INDEX: 1.56 acres +/-, Windy Gap Road

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THIS DEED made this 20 day of May 2025, by and between:

| GRANTOR | GRANTEE |
|---|---|
| John B. Tasky and spouse,<br>Heather Tasky | Jason M. Plank and spouse,<br>Ashley Mills Plank |
| 504 South Sunny Slope Street<br>West Frankfort, Illinois 62896 | 4096 Buck Creek Road<br>Highlands, North Carolina 28741 |

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.

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## WITNESSETH:

NOW THEREFORE, the Grantors, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell, and convey unto the Grantees in fee simple, all that certain lot or parcel of land situated in Hamburg Township, Jackson County, North Carolina and more particularly described as follows:

Submitted electronically by "Carpenter & Guy, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Jackson County Register of Deeds.

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY EXPRESS REFERENCE AS IF FULLY SET FORTH HEREIN**

ALL OR A PORTION of the property herein conveyed does not include the primary residence of the Grantors.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

AND THE GRANTORS COVENANT with the Grantees, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

TOGETHER WITH AND SUBJECT TO conditions, limitations, restrictions, easements, and rights of way of record and utility lines and rights of way in existence over, under or upon the above-described property. Also subject to the ad valorem taxes for the year 2025 and all subsequent years.

*[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]*

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

John B. Tasky (SEAL)

Heather Tasky (SEAL)

STATE OF Illinois COUNTY OF Franklin

I, the undersigned Notary Public of Franklin County and State aforesaid, certify that John B. Tasky and Heather Tasky personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 20 day of May 2025.

OFFICIAL SEAL
KIMBERLY DAWN CHARD
Notary Public, State of Illinois
Commission No. 1004183
My Commission Expires February 07, 2029

Notary Public
Printed Name: Kimberly Chard
My Commission Expires: 2/7/2029

**EXHIBIT "A"**

BEING that 1.56 acres, more or less, as shown on that certain plat prepared for James D. Matthews, by W. Edward Hall, L.S., dated October 8, 2002 and revised on September 23, 2003, recorded in Plat Cabinet 12, Slide 425, Jackson County Public Registry, to which reference is hereby made for a more complete description.

SUBJECT TO the rights of others to use the existing driveway, twenty (20) feet in width, running from North Carolina State Road No. 1152 (Windy Gap Road, a/k/a Mill Creek Road) along the West side of the above-described property in a Southerly direction to the boundary line, as shown on the above-referenced plat.

SUBJECT TO the right of way of North Carolina State Road No. 1152 (Windy Gap Road, a/k/a Mill Creek Road) to its full legal width.

SUBJECT TO the joint road right of way conveyed in Deed Book 1028, Page 707, Jackson County Public Registry, to which reference is hereby made.

It is understood and agreed that no warranties are given as to the 0.01-acre tract located at the Southeastern corner of the hereinabove described property and as shown on the above-referenced plat.

BEING the same lands and premises as described in that certain deed dated October 10, 2024, from ADV Ventures, LLC to John B. Tasky, recorded in Deed Book 2387, Page 535, Jackson County Public Registry.