

FILED Sep 12, 2023
AT 04:00:48 PM
BOOK 00523
START PAGE 0672
END PAGE 0674
INSTRUMENT # 01634
EXCISE TAX \$0.00

SWAIN COUNTY TAX OFFICE

Date 09/12/2023
Stamps 0.00
PIN 663000456187/ Except 2023
Signature ALH

(ALL TAXES PAID ON THIS PARCEL ONLY.)

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00
Parcel Identifier No. 663000456187 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Goosmann Rose Colvard & Cramer, P.A., 77 Central Ave, Suite H, Asheville, NC 28801, Box # 81

This instrument was prepared by: Goosmann Rose Colvard & Cramer, P.A., 77 Central Ave, Suite H, Asheville, NC 28801 Box # 81 (23-4020)

Brief description for the Index: _____

THIS DEED made this 12 day of September, 2023, by and between

GRANTOR	GRANTEE
Randal M. Sorrell and Debra P. Sorrell, married to each other 1417 Donegal Drive Melbourne, FL 32940	R & D Stays, LLC, a Florida limited liability company 1417 Donegal Drive Melbourne, FL 32940

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of Bryson City, _____ Township, Swain County, North Carolina and more particularly described as follows:

See **Exhibit A** attached hereto and incorporated herein by reference. This instrument was prepared by the Law Office of Goosmann Rose Colvard & Cramer, P.A. without review or examination of the herein described property and no opinions or representations are being made, either expressed or implied, by said law firm or any of its attorneys. This instrument was prepared by John R. Rose, a licensed NC attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 521 page 407.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ page _____.

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: ad valorem taxes for the current year, utility easements and unviolated covenants, conditions or restrictions and such other liens, encumbrances or defects as may be specifically approved by Grantee in writing as set forth herein.

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

Randal M. Sorrell (SEAL)
Randal M. Sorrell

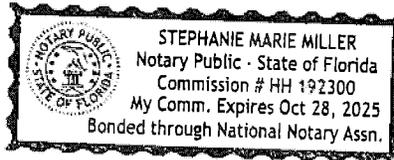
Debra P. Sorrell (SEAL)
Debra P. Sorrell

State of Florida - County of Brevard

I, the undersigned Notary Public of the County and State aforesaid, certify that Randal M. Sorrell and Debra P. Sorrell 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 11 day of September, 2023.

My Commission Expires: 10/28/2025

Stephanie Marie Miller
Notary Public



The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ Register of Deeds for _____ County
By: _____ Deputy/Assistant - Register of Deeds

EXHIBIT "A"

Being all of the property described in the deed from Ernest L. Waldron and Janet T. Waldron to E&H Investment Properties, LLC, dated July 20, 2021, and recorded in Book 495, page 309, Swain County Registry, as shown on a map of survey by Herron Associates, PA, dated June 8, 2000, entitled "Bruce Hirshman", drawing number 428-93-A, and contains 0.608 acre, more or less.

The property is more particularly described from the referenced map and deed BEGINNING at an iron pin set in the line of N.C. Grant Estate (N/F), in a fence line, that lies N 22-03-11 W 100.41 feet from a point in the centerline of the public road. And from the BEGINNING, leaving the line of the N.C. Grant Estate, and as a new line of severance from Hirshman (now Schulte DB 260-703), N 72-13-02 E 73.45 feet to an iron pin set on the southern margin of an 8 drive. Then continuing as a new line of severance from Hirshman, and with the southern margin of the drive, S 69-13-54 E 17.27 feet to a point; S 52-24-57 E 24.33 feet to a point; S 70-42-12E 18.78 feet to an iron pin set; S 47-55-52E 9.50 feet to a point; S 38-13-25 E 17.65 feet to a point; S 38- 13-25 E 5.72 feet to a point; S 31-48-26 E 20.43 feet to a point. Then leaving the margin of the drive and running four courses and distances to leave the existing well located on the retained lands of Hirshman, S 03-50-15 W 15.58 feet to a point; S 52-16-18 W 23.87 feet to a point; S 17- 19-15 E 3.42 feet to a point; and N 72-22-00 E 19.94 feet to a point within said drive. Then remaining within the margins of the drive, and continuing as a new line of severance from Hirshman, S 11-42-39 E 32.76 feet to a point in the centerline of the public road. Then with the centerline of the public road, along the arc of a curve to the right having a radius of 695.30 feet, a chord bearing and distance of S 78-02-50 E 17.72 feet and an arc distance of 17.72 feet to a point; and S 77-19-01 E 75.96 feet to a point at a corner with Robert Murphy (DB 101-544). Then leaving the centerline of the road, and with the line of Murphy, N 22-03-11 W 20.00 feet to an iron pin set; N 22-03-11 W 203.35 feet to an existing iron pin; and N 83-16-16 W 213.89 feet to an existing iron pin in the line of the N. C. Grant Estate (said pin lies N 39-05-24 W 177.89 feet from the northern most corner of a 1 1/2 story cabin on the 0.313 acre tract). And with the line of N.C. Grant Estate, S 22-03-11 E 113.78 feet to the point of BEGINNING.

This deed is granted subject to an easement for the use of an existing well located upon the property conveyed and shown on the referenced Herron map and particularly described in a deed from Bruce Hirshman and Bonita Hirshman to Joe Gary Schulte and Sherry Ann Schulte, husband and wife, dated August, 2002, and recorded in Book 260, page 703, Swain County Registry.

BEING all of that certain property described in that deed recorded in Deed Book 521, Page 407 at the Swain County, North Carolina Registry.



Tax Parcel Number: 663000456187
Property Address: 85 Dills Road, Bryson City, NC 28713

