

Doc ID: 005694820005 Type: WARRANTY
Recorded: 03/26/2019 at 01:44:37 PM
Fee Amt: \$556.00 Page 1 of 5
Revenue Tax: \$530.00
Jackson County, NC
Joe Hamilton Register of Deeds
BK **2234** PG **232-236**



This instrument prepared by:
SMITH & MORGAN LAW, P.A.
Licensed North Carolina Attorneys
240 Skyland Drive
Sylva, North Carolina 28779

*Delinquent Taxes, if any, to be paid
by the closing attorney to the county
tax collector upon disbursement of
the seller proceeds.*

*Brief Description for the Index:
3.69 acres +/-, Sylva-Rural Township
PIN 7652-60-9485*

Revenue \$530.00

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 26th day of March, 2019, by and between **JACOB T. COOK**, and wife, **BRITTANY G. COOK**, of PO Box 686, Clyde, NC 28721 (hereinafter referred to as Grantor), and **JENNIFER LYNN COSTELLO MACKEY**, and husband, **JOSEPH RAYMOND MACKEY**, of 289 Utica Trail, Sylva, NC 28779 (hereinafter referred to as Grantee).

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH

The Grantor, for good and valuable consideration paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has, and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all of that certain lot or parcel of land situated in Sylva-Rural Township, Jackson County, North Carolina, and more particularly described as follows:

BEING AND COMPREHENDING a tract of land containing 3.69 acres, more or less, and being more particularly described on attached **Exhibit A** which is fully incorporated herein.

AND BEING the same property conveyed unto the Grantor herein by deed recorded in Deed Book 2186, Page 1996, Jackson County Registry.

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

This conveyance is made subject to the lien for ad valorem taxes for the current year and all easements, restrictions and conditions of record and affecting said property.

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 except for the exceptions noted herein.

**(The remainder of this page intentionally left blank
and signatures begin on following page.)**

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal, this the 26 of March, 2019.

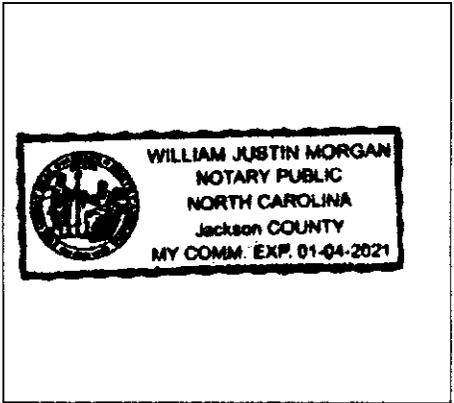
Jacob T. Cook (SEAL)
JACOB T. COOK

STATE OF North Carolina

COUNTY OF Jackson

I, William Justin Morgan, a Notary Public, do certify that before me personally appeared JACOB T. COOK, the person(s) who signed the preceding or attached record, acknowledging to me that he signed it voluntarily for its stated purpose.

Witness my hand and official seal this 26th day of March, 2019.



[NOTARIAL SEAL]
[Must be fully legible]

William Justin Morgan
Notary Public

[Note: Notary Public must sign exactly as on notary seal]

My Commission Expires: 1-4-2021

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal, this the 26 of March, 2019.

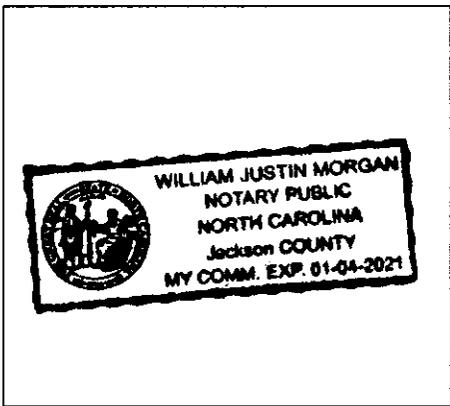
Brittany G. Cook (SEAL)
BRITTANY G. COOK

STATE OF North Carolina

COUNTY OF Jackson

I, William Justin Morgan, a Notary Public, do certify that before me personally appeared **BRITTANY G. COOK**, the person(s) who signed the preceding or attached record, acknowledging to me that she signed it voluntarily for its stated purpose.

Witness my hand and official seal this 26th day of March, 2019.



[NOTARIAL SEAL]
[Must be fully legible]

William Justin Morgan
Notary Public

[Note: Notary Public must sign exactly as on notary seal]

My Commission Expires: 1-4-2021

JACOB T. COOK AND WIFE
BRITTANY G. COOK
TO
JENNIFER LYNN COSTELLO MACKEY
AND HUSBAND,
JOSEPH RAYMOND MACKEY

EXHIBIT A

BEING AND COMPREHENDING a tract of land containing 3.69 acres, more or less, and being all of Lot 5, Carver Mountain Estates, as shown on a map or plat of a survey prepared by John W. Jurss, P. L. S., dated February 28, 2002, entitled "Subdivision Survey Prepared For Carver Mountain Estates, Lots 1-16, 110.54 Acres Total, Sylva Township, Jackson County, North Carolina", recorded in Plat Cabinet 19, Slide 478, Jackson County Registry.

There is **FURTHER CONVEYED** and this conveyance is made and given **SUBJECT TO** all rights of way, easements, and other matters as shown on the hereinabove referred to plat.

There is **FURTHER CONVEYED** the road right of way as recorded in Book 820, Page 371, Jackson County Registry.

There is **FURTHER CONVEYED** and this conveyance is made and given **SUBJECT TO** that road right of way set forth in that Right of Way Agreement dated November 28, 1944, from Mrs. Ellen Henson, widow, and Roy Reed and wife Marjorie Reed, to D. G. Bryson and V. V. Hooper, recorded in Book 151, Page 286, Jackson County Registry.

There is **FURTHER CONVEYED** and this conveyance is made and given **SUBJECT TO** that Declaration of Covenants, Conditions, Restrictions, and Easements of Carver Mountain Estates dated February 6, 2008, and filed for record in Book 1725, Page 594, and re-recorded in Book 1726, Page 160, Jackson County Registry.

AND BEING the same property conveyed by Deed dated March 27, 2017, from **HOMETRUST BANK**, unto **JACOB T. COOK**, and wife, **BRITTANY G. COOK**, recorded in Book 2186, Page 1996, Jackson County Registry.