



Doc ID: 005541790007 Type: WARRANTY  
Recorded: 09/05/2018 at 10:02:04 AM  
Fee Amt: \$426.00 Page 1 of 7  
Revenue Tax: \$400.00  
Jackson County, NC  
Joe Hamilton Register of Deeds

BK **2220** PG **1436-1442**



Prepared By and Return To:  
Agatha B. Guy, a North Carolina licensed attorney  
559 West Main Street  
Sylva, NC, 28779

DELINQUENT TAXES, IF ANY, TO BE PAID BY THE  
CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR  
UPON DISBURSEMENT OF CLOSING PROCEEDS.

Excise Tax: \$400.00

Parcel Identification No. 7660-30-1088

STATE OF NORTH CAROLINA  
COUNTY OF JACKSON

**WARRANTY DEED**

This WARRANTY DEED is made this 29<sup>th</sup> day of August, 2018 by and between **PEGGY AMMONS COPE, JUDY AMMONS PAZERA, MAXINE AMMONS STILLWELL and DONNA AMMONS SCOTT**, (joined by their spouses **EDDIE COPE, RANDY PAZERA, CARL SCOTT and EDDIE STILLWELL**) of 40 Waxing Way, Whitter, North Carolina, 28789, hereinafter referred to as "**GRANTOR**", and **ERIC S. FRY and wife, LINDA FRY and Carl E. Fry, Jr., a widow**, 2506 Wayehutta Road, Cullowhee, North Carolina, 28723, hereinafter referred to as "**GRANTEE**", as joint tenants with rights of survivorship and not as tenants in common.

**WITNESSETH:**

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

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

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

Together with, including 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 2018 and all subsequent years.

**TITLE NOT SEARCHED BY PREPARER.**

**LEGAL DESCRIPTION NOT VERIFIED BY PREPARER.**

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 Grantor covenants with the Grantees 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 lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

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

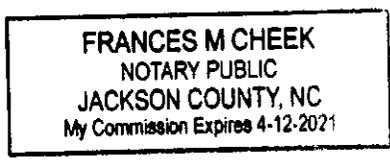
*Peggy Ammons Cope* (SEAL)  
PEGGY AMMONS COPE

*Eddie Cope* (SEAL)  
EDDIE COPE

STATE OF North Carolina  
COUNTY OF Sackson

I, Notary Public of Sackson County and the State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **PEGGY AMMONS COPE and husband EDDIE COPE.**

Witness my hand and notarial seal this 29<sup>th</sup> day of August, 2018.



*Frances M. Cheek*  
Notary Public

My Commission Expires: 4/12/2021

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

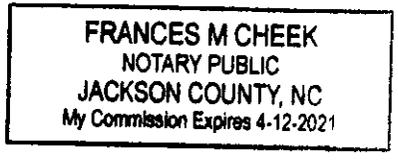
Maxine A. Stillwell (SEAL)  
MAXINE STILLWELL

Eddie Stillwell (SEAL)  
EDDIE STILLWELL

STATE OF North Carolina  
COUNTY OF Jackson

I, Notary Public of Jackson County and the State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **MAXINE AMMONS STILLWELL and husband, EDDIE STILLWELL.**

Witness my hand and notarial seal this 29th day of August, 2018.



Frances M. Cheek  
Notary Public

My Commission Expires: 4/12/2021

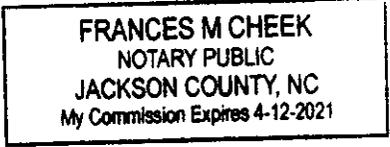
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Donna A. Scott (SEAL)  
**DONNA A. SCOTT**  
Carl R. Scott (SEAL)  
**CARL SCOTT**

STATE OF North Carolina  
 COUNTY OF Sackson

I, Notary Public of Sackson County and the State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **DONNA AMMONS SCOTT and husband CARL SCOTT.**

Witness my hand and notarial seal this 29th day of August, 2018.



Frances M. Cheek  
 Notary Public

My Commission Expires: 4/12/2021

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

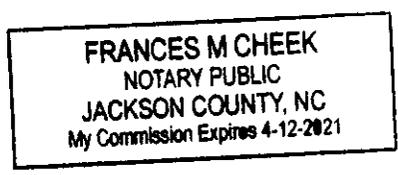
Judy Ammons Pazera (SEAL)  
**JUDY AMMONS PAZERA**

Randy Pazera (SEAL)  
**RANDY PAZERA**

STATE OF North Carolina  
COUNTY OF Jackson

I, Notary Public of Jackson County and the State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **JUDY AMMONS PAZERA and husband, RANDY PAZERA.**

Witness my hand and notarial seal this 29<sup>th</sup> day of August, 2018.



frances m. Cheek  
Notary Public

My Commission Expires: 4/12/2021

## Exhibit "A"

BEGINNING on a 14 inch Buckeye on the south bank of Wayehutta Creek, corner common to S. Potts, and runs S. 29°34E 464.92' to an iron pin set at a sourwood corner on the top ridge; thence S 43°03' E 223.78' to a 14 inch Spanish Oak; thence S 56°17 E 74.77 to an iron pin set at a Spanish Oak stump on top of ridge; thence S 69°25 E 458.52 to an iron pin set at a Spanish Oak stump at a junction of ridges; thence S 53°01' E 281.01 to double Spanish Oak; thence S 64° 47' E 285.67' to an iron pin set, former Hickory corner; thence N. 43° 37' E 458.13' to an 8 inch Dogwood at a fence line and common to Stewart tract; thence 61° 12' W 992.17' to a 16 inch Chestnut oak and fence corner on top of ridge; thence N 04°32' E 199.04' to Hawthorn Bush corner on top of a ridge; thence N 0616' W 205.89' to a 30 inch white oak on top of a ridge; thence leaving the top of the ridge, N 57°31' W 251.95 to a iron pin set on the south bank of Wayehutta Creek; thence with the bank of the creek, N 80°04' E 57.92 to a 24 inch Spanish oak; thence N. 27°21' E 285.25 to a 24 inch Spanish Oak; thence N. 27°21' E 285.25 to an iron pin set on the south bank of N.C. State Road 1731; thence with the south edge of the road, four courses and distances: S 57°27 W 289.80; S 37°36' W 143.64, S 64°43' W 134.16 and S 41°42' W 37.95 to an iron pin set on the south bank of the road; thence S 08°30 W 113.57 to an iron pin set at a Black Walnut stump (old corner); thence S 69°36 W 268.30' to the Point of Beginning, containing 21.11 Acres, more or less, as surveyed by Thomas H. Cabe, R.L.S. in July 1979.

LESS and EXCEPT a 0.38 Acre Tract conveyed by Wade Ammons and wife, Doris Ammons to William Dills, Trustee, et al of the Wayahutta Unity Baptist Church by a deed dated January 16, 2001 and recorded in Book 1110, Page 11, Jackson County Registry.

SUBJECT TO the right of way of State Road 1731, aka Wayahutta Road, to its legal width.

SUBJECT TO a road right of way over a private road leading to the Wayahutta Unity Baptist Church.

Pursuant to the provisions of N.C.G.S. §29-30(a)(1), EDDIE COPE, RANDY PAZERA, CARL SCOTT and EDDIE STILLWELL join in this conveyance for the sole purpose of releasing and quitclaiming their martial rights in the property herein described, as said rights are defined in N.C.G.S. §29-30(a).