

Doc ID: 003658920004 Type: CRP
 Recorded: 06/08/2007 at 04:04:32 PM
 Fee Amt: \$279.00 Page 1 of 4
 Excise Tax: \$256.00
 Jackson County, NC
 Joe Hamilton Register of Deeds
 BK **1678** PG **749-752**



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 256.00

Parcel Identifier No. 7650-10-8332 Verified by _____ County on the _____ day of _____, 20____
 By: _____

Mail/Box to: Heather Baker, Coward, Hicks & Siler, P.A., 705 W. Main St., Sylva, NC 28779

This instrument was prepared by: Melrose, Seago & Lay, P.A., P.O. Box 1011, Sylva, NC 28779

Brief description for the Index: LT 18, RIVERBEND

THIS DEED made this 8th day of June, 20 07, by and between

GRANTOR	GRANTEE
Gladys W. Baxley unmarried. P.O. Box 1264 Cullowhee, NC 28723	Allison Grant King, unmarried 275 Chikamauga Circle Sylva, NC 28779

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 City of _____, 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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1032 page 560.

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

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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:

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

(Entity Name) Gladys W. Baxley (SEAL)
Gladys W. Baxley

By: _____ (SEAL)
Title: _____

By: _____ (SEAL)
Title: _____

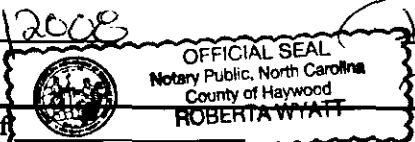
By: _____ (SEAL)
Title: _____

State of North Carolina - County of JACKSON

I, the undersigned Notary Public of the County and State aforesaid, certify that Gladys W. Baxley unmarried.

_____ 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 8th day of June, 20 07

My Commission Expires: 6/11/2008



Roberta Wyatt
Notary Public
ROBERTA WYATT

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of

_____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20 ____.

My Commission Expires: _____

Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20 ____.

My Commission Expires: _____

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.

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

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EXHIBIT "A"

BEING Lot Number 18 of Riverbend Estates as per survey of Roy J. Tucker, Dated February 18, 1985, drawing number 22885, entitled Riverbend Estates, as recorded in Cabinet 3, Slot 808, Office of the Register of Deeds for Jackson County, specific reference to which is hereby made for a full and complete description.

SUBJECT TO the restrictions and exceptions and reservations dated the 26th day of August, 1986 as recorded in Book 642, Page 66, *Office of the Register of Deeds for Jackson County*, specific reference to which is hereby made for a full and complete description of the same. The Grantee further agrees, by acceptance of this deed, to full comply with the terms and conditions of said recorded restrictions.

BEING the same property as described in a deed dated January 28, 1999 from R. Phillip Haire and wife, Constance M. Haire and Richard L. Wright and wife, Theresa C. Wright, to Gladys W. Baxley, recorded in Book 1032, Page 560, Jackson County Registry.

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SUBJECT TO the Agreement recorded in Book 912, Page 20, Jackson County Registry.

BEING the same property as described in a deed dated January 28, 1999 from R. Phillip Haire and wife, Constance M. Haire and Richard L. Wright and wife, Theresa C. Wright, to Gladys W. Baxley, recorded in Book 1032, Page 560, Jackson County Registry.