BK: CRP F-44
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RECORDED:
02/10/2026
04:29:12 PM
ASSISTANT
BY: JANA SMITH

2026000816
MACON COUNTY, NC
TODD RABY
REGISTER OF DEEDS

NC FEE $26.00
STATE OF NC
REAL ESTATE
EXTX $350.00

Revenue $350.00
THIS INSTRUMENT PREPARED BY
John A. VanHook, a licensed
North Carolina Attorney. Delinquent
taxes, if any, to be paid by the closing
attorney to the county tax collector
upon disbursement of closing proceeds.
Please return recorded document to:
GOOSMANN ROSE COLVARD & CRAMER, P.A.
77 Central Ave, #H, Asheville, NC 28801

PIN#: **7533-18-4972**
All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

MAPPING
MR
MACON COUNTY
02-10-2026 04:27:04 LS
TAX COLLECTOR'S OFFICE

NORTH CAROLINA
MACON COUNTY

WARRANTY DEED

THIS DEED, made this the 10th day of January, 2026, by **TIGERCAT, LLC, a Florida limited liability company**, as Grantor, and **ANDREW JONATHAN HUNT, unmarried,** of 216 Santander Ave., Coral Gables, FL 33134, as Grantee; whether one or more; the neuter gender shall be deemed to include the masculine and feminine and the singular number the plural, and vice versa;

Submitted electronically by "Goosmann Rose Colvard & Cramer, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Macon County Register of Deeds.

WITNESSETH, That the said Grantor in consideration of Ten Dollars ($10.00) and other valuable consideration, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey unto said Grantee, and their heirs, successors and assigns, a certain tract or parcel of land in the Sugarfork Township, Macon County, North Carolina, being more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging, or in anywise thereupon appertaining, unto the said Grantee, and their heirs, successors and assigns, to their only use and behoof, in fee simple forever, subject to those exceptions, reservations and limitations following the description hereinabove set forth.

And the said Grantor covenants with said Grantee, their heirs, successors and assigns, that they are seized of said premises in fee, and have the right to convey the same in fee simple; that the same are free and clear from all liens and encumbrances and that they will warrant and defend the said title to the same against the lawful claims of all persons whatsoever, subject to those exceptions, reservations and limitations following the description hereinabove set forth.

IN TESTIMONY WHEREOF, the said Grantor has hereunto set their hand and seal, the day and year first above written.

TIGERCAT, LLC, a Florida limited liability company

_____(SEAL)
JESSICA WINFIELD, Manager

STATE OF FLORIDA
COUNTY OF Orange

I Tina Patrick, a Notary Public for the County of Orange and State of Florida, do hereby certify that **JESSICA WINFIELD, as Manager of Tigercat, LLC, a Florida limited liability company**, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument for the purposes stated therein and in the capacity indicated.

WITNESS my hand and notarial seal, this 26th day of January, 2026.

TINA PATRICK
Notary Public - State of Florida
Commission # HH 575901
My Comm. Expires Jul 28, 2028

(SEAL)

_____
Notary Public
My Commission Expires: July 28, 2028

TINA PATRICK
Notary Public - State of Florida
Commission # HH 575901
My Comm. Expires Jul 28, 2028

EXHIBIT A

Being all of the lands, easements, privileges and appurtenances as described in that Deed dated November 12, 2020 from Susan A. Blom, the un-remarried widow of Charles A. Blom, to Tigercat, LLC, a Florida limited liability company, and recorded in Book J-40, at Pages 888-892, Macon County Land Registry and described as follows:

"Being all the same lands, easements, privileges and appurtenances described in and conveyed by the deed dated December 16, 1974 from T. J. Storch and wife, Betty Storch, to Charles A. Blom and wife, Susan A. Blom, recorded in Book K-10, Page 252, Macon County Public Registry, and being described therein as follows:

"BEGINNING at a 36-inch white oak, the same being a corner common to the Sam Coggins tract and the Parker tract, and being the beginning corner of the lands described in the Deed from William A. Berry, Jr., et ux, to T. J. Storch, et ux, dated April 16, 1973, and recorded in Deed Book P-9, page 274, Public Records of Macon County, North Carolina; runs thence with the line of the Coggins tract, South 89 degrees 17 minutes 25 seconds West, passing an iron rod at 20 feet, a second iron rod at 515.27 feet, whole distance 535.27 feet to a double mountain oak; thence North 40 degrees 57 minutes 05 seconds West, passing an iron rod at 20 feet, whole distance 341.45 feet to an iron stake set at an old chestnut stump; thence North 2 degrees 00 minutes East, passing the center line of a 20-foot road right-of-way leading into the W. F. O'Neil tract, whole distance 419.12 feet to an iron pipe; thence with a divisional line through the lands of parties of the first part, South 69 degrees 39 minutes 40 seconds East 991.79 feet to an iron pipe set in the East line of said tract and in the West line of the Parker tract; thence with the Parker line, South 29 degrees 35 minutes 45 seconds West, passing an iron pipe at 354.58 feet, whole distance 374.58 feet to the point of BEGINNING, containing 9.5 acres, be the same more or less, and being a portion of the lands described in the Deed from William A. Berry, Jr., et ux, to T. J. Storch, et ux, above referenced, and being described herein according to survey and plat thereof made by G. L. Sprinkle, Registered Land Surveyor, under date of October 19, 1974.

"Parties of the first part further convey unto parties of the second part, their heirs and assigns, the right to use in common with parties of the first part, their heirs and assigns, and all others who may now have or hereafter acquire the right to use the same, a 20-foot road right-of-way, the center line of which is described as follows: BEGINNING at a point in the center of said roadway, the same being located the following two courses and distances from an iron pipe, the Northwest corner of the lands above described, to-wit: North 2 degrees 00 minutes East 250 feet to an iron pipe and North 71 degrees 49 minutes 20 seconds East 15.98 feet; runs thence with the center of said roadway, South 15 degrees 41 minutes East 51.41 feet; South 29 degrees 57 minutes East 53.88 feet; South 10 degrees 39 minutes East 100.36 feet, and South 18 degrees 45 minutes West approximately 87 feet to the North line of the lands hereby conveyed.

"Parties of the first part further convey unto parties of the second part, their heirs and assigns, the right to use in common with parties of the first part, their heirs and assigns, and all others who may now have or hereafter acquire the right to use the same, the extension of said access road, as now constructed, and running in a Northerly direction approximately 155 feet to the point of intersection with State Road 1532.

"Parties of the first part reserve for themselves; their heirs and assigns, the right to use in common with parties of the second part, their heirs and assigns, the 20-foot wide access road crossing the Northwest corner of the lands hereby conveyed, the center line of which is described as follows:

"BEGINNING at the termination point of the 20-foot wide access road first above described; runs thence South 18 degrees 45 minutes West 49.25 feet to a point and South 55 degrees 54 minutes West 52 feet to a point in the West line of the lands hereby conveyed, and this Deed is expressly made subject to the rights of W. F. O'Neil and all others who have the right to use said access road."

This conveyance is together with and subject to the Deed of Easement and Road Maintenance Agreement for Road Right of Way dated March 13, 2021 and recorded in BookE-41, at Pages 542-552, Macon County Registry.

Subject to easements for existing roadways and utility lines and facilities, to restrictions of record, and to applicable land use laws and ordinances.