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1060

FILED
CHEROKEE COUNTY NC
DAPHNE DOCKERY
REGISTER OF DEEDS

FILED Sep 17, 2010
AT 12:15:08 pm
BOOK 01394
START PAGE 1060
END PAGE 1062
INSTRUMENT # 04645
EXCISE TAX (None)

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00

Parcel Identifier No. ~~55650257046000~~ ⁵⁵⁶⁵⁰¹⁴⁷⁵²⁹⁴⁰⁰⁰ Verified by Cherokee County on the 17 day of Sept, 2010
By: [Signature]

Mail/Box to: 225 Valley River Avenue, Suite A, Murphy, NC 28906

This instrument was prepared by: Bata Law Office, P.A.

Brief description for the Index: Two tracts of land - Collett Woods Subdivision

THIS DEED made this 23rd day of July, 2010 by and between

GRANTOR

COLLETT WOODS PROPERTY OWNERS
ASSOCIATION, INC., a North Carolina
non-profit corporation

150 Collett Woods Trail
Andrews, NC 28901

GRANTEE

FLORIDA DESIGNS 1994, INC.,
a Florida corporation

1101 Miranda Lane
Kissimmee, FL 34741



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 or parcel of land situated in the City of Valleytown, Township, Cherokee County, North Carolina and more particularly described as follows:

Two Tracts of land of Collett Woods Subdivision and being more particularly described as follows on Schedule "A" attached hereto and made a part hereof.

If this box is checked, the herein described property is or formerly was the primary residence of the Seller.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1381 page 332. All or a portion of the property herein conveyed includes or does not include the primary residence of a Grantor.

SCHEDULE "A"

TRACT I:

BEING THAT certain 0.71 acre tract of real property described as Lot No. 4-20, Phase Three of Collett Woods Subdivision, said tract being depicted on the plat of survey entitled "A Survey of Phase Three Collett Woods" said plat of survey being recorded at Plat Cabinet E, Slide 186, Cherokee County Registry, reference to which is hereby made for incorporation herein and for a more accurate and particular description of said Lot No. 4-20 of Collett Woods Subdivision.

TRACT II:

A 30 foot wide strip of land lying between Lot No. 4-21 of Collett Woods Subdivision and Lot No. 4-20, being a portion of Collett Woods Trail, said tract being more particularly described as follows:

BEGINNING at a point located the following courses from the Southeast corner of what was formerly designated as Lot No. 27 of Tract 4, Phase 3 of Collett Woods Subdivision and also being the Southwest corner of Lot No. 20 of Tract 4, Phase 3 of Collett Woods Subdivision, said corner having North Carolina Grid Coordinates of N=557,195.488 and E=564,351.682; N. 00° 51' 06" E. 10.04 feet to an iron pin set and N. 00° 00' 00" E. approximately one foot to intersection with the South margin of what was formerly known as Collett Woods Trail, the point of Beginning; and runs thence from said Beginning point as follows: N. 00° 00' 00" E. 30.00 feet (approximately) to intersection with the South property line of Lot No. 21 of Tract 4, Phase Three of Collett Woods Subdivision; thence with the South property line of said lot, the following eleven courses: S. 58° 24' 38" E. 1.83 feet, S. 73° 42' 23" E. 26.29 feet, S. 82° 12' 28" E. 28.37 feet, S. 86° 02' 16" E. 38.27 feet, N. 74° 23' 32" E. 25.47 feet, N. 43° 53' 41" E. 25.94 feet, N. 22° 31' 27" E. 24.20 feet, N. 12° 58' 06" E. 42.65 feet, N. 13° 14' 55" E. 46.91 feet, N. 20° 20' 12" E. 25.13 feet and N. 41° 40' 45" E. 26.86 feet; thence S. 28° 48' 38" E. 30.00 feet to intersection with the North property line of Lot No. 4-20; thence with the North property line of Lot No. 4-20 the following ten courses: S. 41° 46' 28" W. 10.66 feet, S. 20° 20' 12" W. 17.59 feet, S. 13° 14' 55" W. 44.98 feet, S. 12° 58' 06" W. 45.08 feet, S. 22° 31' 27" W. 32.37 feet, S. 43° 53' 41" W. 39.78 feet, S. 74° 23' 32" W. 38.82 feet, N. 86° 02' 16" W. 44.45 feet, N. 82° 12' 28" W. 31.60 feet, and N. 73° 42' 57" W. 26.40 feet to the point of Beginning.

As shown on plat of survey dated April 27, 2005, entitled "Phase Three Collett Woods" as prepared by Kenneth R. Moore, P.L.S.