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BOOK 01695 CHEROKEE  
PAGE 1194 THRU 1197 COUNTY NC  
INSTRUMENT # 07507 DAPHNE DOCKERY  
RECORDING \$26.00 REGISTER  
EXCISE TAX \$360.00 OF DEEDS  
KMW

**CHEROKEE COUNTY TAX CERTIFICATION**

There are no delinquent taxes due that are a lien against the Parcel Numbers(s) set forth in this deed

Cherokee County Tax Collector

Date: 11-5-21 By: dt

**WARRANTY DEED**

DEED STAMPS: \$360.00

This instrument was prepared by David E. Cowan of the law firm of Cowan & Cowan, P.A. Title to the lands and/or interest in lands described herein is not certified unless a separate, written title opinion has been given to, or title insurance obtained for, the Grantees herein by said law firm.

Based upon information furnished by the Grantor(s) or their agents, the accuracy of which is not guaranteed by Cowan & Cowan, P.A., the mailing address of the Grantors is as stated after their name, and the property described in this deed  includes  does not include, the primary residence of a Grantor.

Pin Number: 552400752141000

State of North Carolina  
County Of Cherokee

Title File No. 21-1084

This Indenture made the **15th** day of **October, 2021**, by and between:

**THERESE A. WRIGHT, an unmarried person**  
**304 Main St.**  
**Schoharie, NY 12157**

hereinafter called Grantors, and

**MARK B. WRIGLEY and wife, JAMIE C. WRIGLEY**  
**21 Black Walnut Lane**  
**Marble, NC 28905**

hereinafter called Grantees, (said designations shall include the respective parties, whether one or more, individual or corporate, and their respective successors in interest or assigns).

**Witnesseth;** That the Grantors, for and in consideration of the sum of Ten Dollars, and other good and valuable considerations to them in hand paid by the Grantees, the receipt whereof is hereby acknowledged, have and by these presents do give, grant, bargain, sell, convey and confirm unto the Grantees, their heirs and/or successors and assigns, (subject to the terms, conditions, covenants, restrictions, exceptions and reservations hereinafter stated, if any), the following particularly described real estate, located in Cherokee County, North Carolina to-wit:

All that certain tract or parcel of land containing 79.78 acres, more or less, located in Valletown Township, Cherokee County, North Carolina, being bounded on the North by F.L. Abernathy, Deed Book 389, Page 24 and Honeysuckle Ridge and the remainder of the Long Branch Estates property, on the West by Rowland, Deed Book 336, Page 79 and Stalcup, Deed Book 518, Page 179 and on the East by Roy Wilson, Deed Book 228, Page 42 and Deweese, Deed Book 222, Page 23 and being more particularly described according to a plat of survey by Adams Surveying, L.B. Adams, R.L.S. dated May, 1995 and from said plat of survey described as follows:

BEGINNING on an iron rod set in the center of a ridge being a point in common with Abernathy and Deweese and runs then with said ridge centerline and the line of Deweese and later the line of Wilson the following courses and distances: S 00-21 W 146.85 feet; S 07-05 E 91.31 feet; S 17-27 W 104.28 feet; S 12-43 W 173.34 feet; S 08-15 W 121.34 feet; S 31-43 W 71.79 feet; S 50-47 W 106.70 feet; S 67-28 W 108.80 feet; S 56-39 W 100.80 feet; S 46-02 W 111.79 feet; S 16-56 W 170.87 feet; S 04-27 W 68.24 feet; S 13-38 E 156.09 feet; S 03-45 E 166.96 feet; S 04-12 E 192.82 feet; S 01-54 W 123.38 feet; S 10-50 E

163.60 feet; S 00-50 E 81.66 feet; S 38-16 E 94.16 feet; S 66-32 E 15.98 feet; S 19-55 W 216.55 feet; S 36-42 W 77.39 feet; N 74-09 W 125.47 feet; N 89-02 W 128.22 feet; N 79-29 W 127.07 feet; N 59-18 W 49.65 feet; S 28-17 W 92.55 feet; S 25-46 W 85.18 feet; S 16-21 W 76.02 feet; S 10-51 W 150.52 feet; S 12-49 W 111.78 feet; S 82-56 W 58.58 feet; N 83-35 W 140.93 feet; N 79-23 W 206.17 feet; S 57-16 W 91.29 feet; S 16-52 W 99.35 feet; S 01-35 W 114.33 feet; S 19-36 W 94.90 feet; S 44-59 W 156.05 feet; S 60-25 W 123.97 feet; S 77-33 W 168.04 feet; N 80-12 W 76.58 feet; N 60-29 W 168.69 feet and N 61-14 W 108.94 feet to an iron rod set in the centerline of said ridge being a point in common with Stalcup and Rowland; then turning and leaving said ridge centerline and with the line of Stalcup and later the line of Rowland the following courses and distances: N 07-38 E 278.38 feet to an iron rod found; N 07-38 E 108.21 feet to a concrete monument found; N 07-18 E 1,223.20 feet to a concrete monument found; N 83-03 W 34.04 feet to an iron pin found; N 24-53 W 116.87 feet to an iron pin found; N 82-15 W 265.81 feet to an iron pin found; N 84-00 W 92.97 feet to an iron pin found; S 87-43 W 39.30 feet to a nail found and N 48-40 W 131.06 feet to a maple stump found in the centerline of a creek; then with the centerline of said creek the following courses and distances: N 63-42 E 26.34 feet; N 12-53 E 27.54 feet; N 66-03 E 32.43 feet; S 75-43 E 41.28 feet; N 56-03 E 15.04 feet; N 12-17 W 21.80 feet; N 21-04 E 21.11 feet; N 37-16 E 54.16 feet; N 59-37 E 46.08 feet; N 18-28 E 33.38 feet; N 31.57 E 58.83 feet; N 08-26 E 100.36 feet; N 39-53 E 64.77 feet; N 58-52 E 98.09 feet and N 47-41 E 5.73 feet to a point in the centerline of said creek under the centerline of N.C.S.R. #1526; then turning and leaving said creek centerline and with the centerline of said road the following courses and distances: S 42-17 E 55.71 feet; S 42-17 E 150.00 feet and N 67-44 E 150.00 feet to a point in the centerline of said road at the intersection of the centerline of a subdivision access road; then with the centerline of said subdivision access road the following courses and distances: S 03-59 W 186.18 feet; S 10-22 E 88.64 feet; S 36-33 E 91.05 feet; S 36-33 E 175.00 feet; S 41-02 E 84.94 feet; S 53-48 E 91.31 feet; S 32-01 E 122.97 feet and S 28-15 E 147.66 feet to a point in the centerline of said access road; then turning and leaving said access road centerline N 69-49 E 30.00 feet to a point on the margin of said access road; then continuing N 69-46 E 356.49 feet to a point; then N 01-26 W 159.82 feet to a point on the margin of another access road; then N 01-26 W 40.27 feet, to a point in the centerline of said access road; then with the centerline of said access road the following courses and distances: S 81-23 W 64.99 feet; N 78-55 W 48.70 feet; N 63-11 W 69.63 feet and N 38-46 W 30.93 feet to a point in the centerline of said access road at the junction of the centerline of another access road; then with the centerline of said other subdivision access road the following courses and distances: S 84-51 E 41.54 feet; N 53-59 E 72.41 feet; N 41-26 E 206.15 feet; N 25-46 E 102.94 feet; N 42-23 E 213.97 feet; N 28-42 E 124.03 feet; N 45-41 E 139.36 feet; N 22-25 E 45.00 feet and N 03-51 W 13.09 feet to a point in the centerline of said access road; then turning and leaving said access road centerline N 82-35 E 38.1 feet to an iron rod found on the margin of said road; then N 82-35 E 309.3 feet to an iron rod found; then N 05-12 W 124.7 feet to a 20" white oak; then S 86-08 W 199.94 feet and S 88-04 W 132.81 feet to a point in the centerline of the aforementioned subdivision access road; then turning and leaving said road centerline N 15-51 E 32.93 feet to a point on the margin of said access road; then N 71-17 W 130.15 feet to an iron rod found; then N 29-15 E 241.82 feet to an iron rod found; then N 34-46 E 202.23 feet to an iron rod found; then N 27-32 E 60.0 feet to an iron rod found; then S 79-01 E 83.66 feet to an iron rod found; then N 22-25 E 164.86 feet to an iron rod found in the South line of Abernathy; then with the South line of Abernathy S 82-51 E 571.83 feet to the BEGINNING.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED LANDS:

- 1) 1.46 acres, more or less, previously conveyed to J. E. Roche in Deed Book 743, Page 99, Cherokee County Registry.
- 2) 1.43 acres, more or less, previously conveyed to Calvin Beaver in Deed Book 746, Page 52, Cherokee County Registry.
- 3) 1.28 acres, more or less, previously conveyed to Jason Newton in Deed Book 771, Page 206, Cherokee County Registry.
- 4) 1.36 acres, more or less, previously conveyed to Karen Phillips in Deed Book 777, Page 107, Cherokee County Registry.
- 5) 1.21 acres, more or less, previously conveyed to Jason Cook in Deed Book 1140, Page 110, Cherokee County Registry.
- 6) 1.39 acres, more or less, previously conveyed to Theodore Cook in Deed Book 1140, Page 113, Cherokee County Registry.

7) Tract 1, containing 0.87 acres, more or less, Tract 2, containing 0.15 acres, more or less, and Tract 3 containing 0.07 acres, more or less, previously conveyed to Robert Leech, Trustee, in Deed Book 1318, Page 21, Cherokee County Registry.

8) 0.90 acres, more or less, known as Lot 20, Paradise Mountain, previously conveyed to James Seals in Deed Book 1250, Page 387, Cherokee County Registry.

9) 1.53 acres, more or less, known as Lot 22, Paradise Mountain, previously conveyed to Michael McLeod in Deed Book 1304, Page 262, Cherokee County Registry.

SAVE AND EXCEPT the following lots of Long Branch Estates: Lot 5, containing 1.93 acres, more or less, Lot 6, containing 1.98 acres, more or less, Lot 8, containing 1.35 acres, more or less, and Lot 10 containing 0.77 acres, more or less, as described in Deed Book 1142, Page 227, Cherokee County Registry, said Deed being incorporated herein by reference for a more complete description of said lots.

SAVE AND EXCEPT the following described parcel, as shown on a plat of survey entitled "Forrest N. Wheeler and wife, Kathleen M. Wheeler", dated October 30, 2008, by Pahner's Surveying, Felix Edward Palmer, Jr., PLS, and from said plat of survey being more particularly described as follows:

BEGINNING at an iron rod set, said iron rod being the Northwest corner of the herein described tract, thence N 37- 54 E 64.86 feet to a point in the centerline of a right of way and easement having a width of thirty (30') feet, fifteen (15') feet on each side of the centerline thereof, thence running with the centerline of said right of way the following three (3) courses and distances: S 19-29 W 57.60 feet, S 00-52 E 50.70 feet, and S 13-12 E 88.63 feet, thence leaving the centerline of said right of way and easement and continuing N 86-30 W 15.00 feet to an iron rod set, N 86-30 W 44.22 feet, and N 07-18 E 137.60 feet to the point and place of BEGINNING.

THIS CONVEYANCE IS SUBJECT TO the Septic Easement recorded in Deed Book 1331, Page 396, Cherokee County Registry.

THIS CONVEYANCE IS SUBJECT TO the terms and conditions of the Water Agreements recorded in Deed Book 1140, Page 521, and Deed Book 1140, Page 524, Cherokee County Registry.

THIS CONVEYANCE IS MADE TOGETHER WITH AND SUBJECT TO a non-exclusive, perpetual right-of-way and easement over and across the existing subdivision access roads of Long Branch Estates as hereinabove referenced so as to provide ingress, egress, regress and utilities from the herein described tract and the appurtenant subdivision properties out to N.C.S.R. #1526.

THIS CONVEYANCE IS MADE FURTHER SUBJECT TO that certain right-of-way and easement to the State Highway Commission as recorded in Deed Book 475, Page 71 for Long Branch Road being N.C.S.R. #1526.

THIS CONVEYANCE IS FURTHER SUBJECT TO right-of-way and easement as recorded in Deed Book 608, Page 171 in favor of James Moneymaker for a road right-of-way over and across the existing access roads.

THIS CONVEYANCE IS MADE TOGETHER WITH AND SUBJECT TO those certain covenants and restrictions governing Long Branch Estates as recorded in Deed Book 579, Page 111.

THIS CONVEYANCE IS MADE SUBJECT TO the Covenants and Restrictions recorded in Deed Book 1304, Page 226, Cherokee County Registry.

THIS CONVEYANCE IS FURTHER SUBJECT TO those certain rights-of-way and easements to Nantahala Power and Light Company as recorded in Deed Book 601, Page 90 and Deed Book 584, Page 141, Cherokee County, North Carolina Registry.

SAVE AND EXCEPT any conveyances of record.

THIS CONVEYANCE SPECIFICALLY INCLUDES any outstanding developer or declarant rights and/or special declarant rights that exist pursuant the Declaration of Covenants, Conditions, and Restrictions for Paradise Mountain Development recorded in Book 1304, at Page 226 of the Cherokee County, North Carolina, Register of Deeds, and which Grantor may presently have the power to convey

FOR SOURCE OF TITLE reference Deed Book 1584, Page 211, Cherokee County Registry.

**To Have and to Hold** the above described land and premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantees, their heirs and/or successors and assigns forever, (subject to the terms, conditions, covenants, restrictions, exceptions and reservations hereinabove stated, if any).

And the Grantors covenant to and with the Grantees, their heirs and/or successors and assigns, that the Grantors are lawfully seized in fee simple of said land and premises, and have full right and power to convey the same to the Grantees in fee simple, and that said land and premises are free from any and all encumbrances (with the exceptions above stated, if any), and that they will and their heirs, executors, administrators and/or successors shall forever warrant and defend the title to said land and premises, with the appurtenances, unto the Grantees, their heirs and/or successors and assigns, against the lawful claims of all persons whomsoever.

**In Witness Whereof** each Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

*Therese A. Wright* (SEAL)  
Therese A. Wright

State of NEW YORK, County of SCHENECTADY

I, GERALD T. WRIGHT, a Notary Public for said County and State, do hereby certify that **Therese A. Wright**, being personally known to me, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by him/her/them for the purposes stated therein.

WITNESS my hand and official seal, this the 3 day of November, 2021.

*Gerald T. Wright* (Notary Seal)  
Notary Public

My commission expires 5-27-22

Prepared By  
Cowan & Cowan, P.A.  
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