



2025001188

CLAY CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$150.00

PRESENTED & RECORDED:
06-16-2025 09:19:17 AM
ANGELA SHOOK
REGISTER OF DEEDS
BY: ASHLEY KILLIAN
ASSISTANT

BK: CRP 487
PG: 178-178

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$150.00

Parcel Identifier No. 558003243857 Verified by Clay County on the _____ day of _____, 2025
By: _____

Mail/Box to: Stephanie W. McConnell, P.C., 231 Chatuge Way, Hiawassee, GA 30546.

This instrument was prepared by: Stephanie W. McConnell, P.C., 231 Chatuge Way, Hiawassee, GA 30546.

Brief description for the Index: Hiawassee Township, Mountain Harbour Golf & Yacht Club, Lot 116A, containing 0.824 acres, more or less, Clay County, North Carolina



THIS DEED made this 16th day of June, 2025, by and between

GRANTOR

GRANTEE

Sylvia Sacia, unmarried
1047 Cascade Loop
Little River, SC 29566

*
*
*
*
*

John E. Perrigo, and wife,
Judy A. Perrigo
P.O. Box 4126
Opelika, AL 36803

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 N/A, Hiawassee Township Clay County, North Carolina and more particularly described as follows:

This property is _____ or is not X the primary residence of the Grantor.

*All that tract or parcel of land lying and being in Hiawassee Township, of Clay County, North Carolina, being **Lot 116A, containing 0.824 acres, more or less, of Mountain Harbour Golf & Yacht Club Development**, as shown on a plat of survey by Samuel L. Sprinkle & Associates, P.A., dated January 27, 2022 and recorded in Plat Book 6, Page 493, Clay County, North Carolina records, which is incorporated herein by reference for particular metes and bounds as if fully set forth herein.*

The property is conveyed with and subject to the subdivision roads and all other easements, rights-of-way and matters and conditions as shown on the above referenced plat of survey and a subdivision plat of survey dated August 27, 1990, and revised September 27, 1991 by Jeffrey B. Weatherly, R.L.S., L2988 and recorded in Plat Cabinet 2, Slide 648, Clay County, North Carolina records..

The property is conveyed with and subject to Land Use Covenants Governing Mountain Harbour Golf and Yacht Club recorded in Deed Book 150, Page 80, and amended in Deed Book 290, Page 263, and any subsequent amendments thereto, Clay County, North Carolina Registry.

Also Conveyed with a non-exclusive, perpetual right of way and easement over and across the existing subdivision access roads as shown on the above referenced plat of survey and which lead to the above described lot for access to U. S. Highway 64, for the purposes of ingress, egress and regress, and as shown on the above mentioned plats of survey.

The property is conveyed with and subject to the easements to Blue Ridge Mountain EMC, recorded in Deed Book 157, Page 70 and Deed Book 157, Page 99, Clay County, North Carolina Registry.

For source of Title, reference Deed Book 471, Page 141, Clay County, North Carolina Registry.

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 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.

Sylvia Sacia
Sylvia Sacia

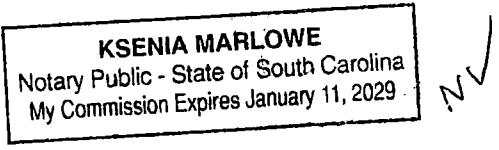
State of South Carolina, County of Horry

I, the undersigned Notary Public of the County and State aforesaid, certify that **Sylvia Sacia** personally appeared before me this day and acknowledged the due execution of the fore going instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 11th day of June 2025.

My Commission Expires: 01-11-2029

Ksenia Marlowe
Notary Public

(Affix Notarial Seal)



The forgoing Certification(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.

_____ Register of Deeds for Clay County, North Carolina

By: _____ Deputy/Assistant - Register of