

NO DELINQUENCIES AS OF THIS
DATE 5-18-18

Dajwan Ledwell
Graham County Tax Collector


Doc ID: 000658280005 Type: CRP
Kind: DEED
Recorded: 05/18/2018 at 03:52:45 PM
Fee Amt: \$726.00 Page 1 of 5
Revenue Tax: \$700.00
Graham County, North Carolina
Carolyn Stewart Register of Deeds
BK **366** PG **614-618**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$700.00 Recording Time, Book and Page

Parcel Identification No: 56601204551130

Mail after recording to: Tallant Law Office, PA
PO Box 1549
Robbinsville, NC 28771

This Instrument was prepared by Mack D. Tallant, Attorney at Law.

Based upon information furnished by the Grantor(s) or their agents, the accuracy of which is not guaranteed by the preparing attorney, the mailing address of the Grantor(s) is as stated herein, and the property described in this deed includes does not include, the primary residence of a Grantor.

Brief description for the index:

Phillips Motel Property

THIS DEED made this 18 day of May, 2018, by and between:

GRANTOR	GRANTEE
Phillips Motel, LLC (A North Carolina Limited Liability Company) PO Box 644 Robbinsville NC 28771	Historic Motels LLC (A North Carolina Limited Liability Company) PO Box 1525 Robbinsville NC 28771

The designation Grantor or 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 the certain lot or parcel of land situated in the Town of Robbinsville, Cheoah Township, Graham County, North Carolina, and more particularly described as follows:



SEE ATTACHED SCHEDULE "A" FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID PROPERTY, WHICH IS INCORPORATED HEREIN AS IF FULLY SET FORTH.

TITLE TO WITHIN DESCRIBED LANDS NOT CERTIFIED BY THIS OFFICE UNLESS WRITTEN TITLE OPINION RENDERED
Tallant Law Office, PA, Mack D. Tallant, Attorney at Law
PO Box 1549, 40 Court Street, Robbinsville, NC 28771

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.

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 excluding the exceptions hereinafter stated.

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


ENTITY: Phillips Motel, LLC	
 (SEAL) Reba Jordan, Member/Manager	 (SEAL) Betty C. Phillips, Member/Manager

STATE OF North Carolina
COUNTY OF Graham

I certify that the following person(s) appeared before me this day, each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:
Reba Jordan, Member/Manager of Phillips Motel, LLC



Date: 5/18/18


(Official Signature of Notary)

Julie C Hancock, Notary Public
(Notary's printed or typed name)

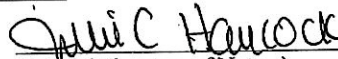
My Commission Expires: 11/03/19

STATE OF North Carolina
COUNTY OF Graham

I certify that the following person(s) appeared before me this day, each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:
Betty C. Phillips, Member/Manager of Phillips Motel, LLC



Date: 5/18/18


(Official Signature of Notary)

Julie C Hancock, Notary Public
(Notary's printed or typed name)


My Commission Expires: 11/03/19

TITLE TO WITHIN DESCRIBED LANDS NOT CERTIFIED BY THIS OFFICE UNLESS WRITTEN TITLE OPINION RENDERED
Tallant Law Office, PA, Mack D. Tallant, Attorney at Law
PO Box 1549, 40 Court Street, Robbinsville, NC 28771

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.

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 excluding the exceptions hereinafter stated.

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

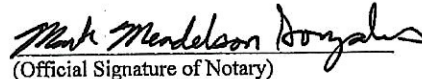
ENTITY: Phillips Motel, LLC	
 (SEAL)	(SEAL)
W.T. Phillips Sr., Member/Manager	

STATE OF Tennessee
COUNTY OF Knox

I certify that the following person(s) appeared before me this day, each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:
W.T. Phillips Sr., Member/Manager of Phillips Motel, LLC

(Official Seal)

Date: 05/18/2018



(Official Signature of Notary)
Mark Mendelson Gonzales, Notary Public
(Notary's printed or typed name)
My Commission Expires: 05/05/2019



Carolyn C. Stewart Register of Deeds of Knox County
By: Stephanie D. Stewart Deputy/Assistant-Register of Deeds

SCHEDULE "A" / EXHIBIT "A"
Property Description

PARCEL A:

BEING that 0.40 acre tract lying in the Town of Robbinsville, Cheoah Township, Graham County, North Carolina, and designated as "Parcel A" on that plat of survey dated July 2001, drawn by Alan C. Carver, RLS L-2969, entitled "Survey for Laura Phillips Estate", said plat of survey being recorded in Plat Cabinet DB, Slide 932, Graham County Registry, said plat of survey being incorporated herein by reference, and from said survey being more particularly described by metes and bounds as follows:

BEGINNING at a set #5 rebar, corner common to Roy B. Millsaps, now or formerly (DB 42/550); thence traveling with the line of Millsaps, North 86-49'56" East 107.30 feet to a set #5 rebar, corner common to Patton Phillips, now or formerly (DB 47/146) thence leaving the line of Millsaps and traveling with the line of Phillips: South 03-19'07" East 60.00 feet to a set #5 rebar; thence South 37-53'08" East 24.76 feet to a set #5 rebar, thence South 09-15'12" East 70.05 feet to a point in the centerline of Laura Street and in the line of Parcel "C", thence leaving the line of Phillips and traveling with the centerline of Laura Street and with the line of Parcel "C": South 86-49'56" West 76.48 feet to a point; being the northwest corner of Parcel "C" and being the northeast corner of Parcel "B" thence continuing with the centerline of Laura Street and traveling with the line of Parcel "B", South 86-49'56" West 50.01 feet to a point; thence leaving said street and the line of Parcel "B"; North 04-07'10" West 150.02 feet back to the point and place of BEGINNING. Containing 0.40 acres +/- and being shown as Parcel "A" on the above referenced plat of survey.

PARCEL C:

BEING that 0.26 acre tract lying in the Town of Robbinsville, Cheoah Township, Graham County, North Carolina, and designated as "Parcel C" on that plat of survey dated July 2001, drawn by Alan C. Carver, RLS L-2969, entitled "Survey for Laura Phillips Estate", said plat of survey being recorded in Plat Cabinet DB, Slide 932, Graham County Registry, said plat of survey being incorporated herein by reference, and from said survey being more particularly described by metes and bounds as follows:

BEGINNING at a point in the centerline of Laura Street, corner common to Parcel "D", thence traveling with the centerline of Laura Street, South 86-49'56" West 36.33 feet to a point; corner common to Parcel "A" and corner common to Patton Phillips, now or formerly (DB 47/146) thence continuing with said centerline and with the line of Parcel "A": South 86-49'56" West 76.48 feet to a point, corner common to Parcel "B", thence leaving the line of Parcel "A" and the centerline of Laura Street, and traveling with the line of Parcel "B"; south 04-07'10" East 100.96 feet to a point in the line of Ronnie Holland, now or formerly (DB 69/278) thence leaving the line of Parcel "B" and traveling with the line of Holland, North 86-56'27" East 111.23 feet to a set #5 rebar in the line of Wesley Trammell, now or formerly (DB 150/119), corner common to Parcel "D", thence traveling with the line of Parcel "D": North 03-13'04" West 89.15 feet to a set #5 rebar; thence North 03-13'04" West 12.00 feet back to the point and place of BEGINNING. Containing 0.26 acres +/- and shown as Parcel "C" on the above referenced plat of survey.

BEING THE same Parcel A and Parcel C as shown on that revised plat of survey recorded at Plat Cabinet DB, Slide 1002, Graham County Registry.

BOTH PARCELS are conveyed TOGETHER WITH the perpetual and appurtenant sign easements recorded at Deed Book 366, Page 594; Deed Book 366, Page 598; and Deed Book 366, Page 602, Graham County Registry.

PARCEL C is conveyed SUBJECT TO the Easement for Encroachment as recorded at Deed Book 366, Page 609, Graham County Registry.

BOTH PARCELS are conveyed SUBJECT TO the road right of way easement for Laura Street and the easements for existing utilities.

FOR SOURCE of title see the deed recorded at Deed Book 215, Page 224, Graham County Registry.