

FILED	May 27, 2020	FILED ELECTRONICALLY
AT	08:18:41 AM	CHEROKEE COUNTY NC
BOOK	01644	DAPHNE DOCKERY
START PAGE	0913	END PAGE 0917
INSTRUMENT #	02579	
EXCISE TAX	\$336.00	

CHEROKEE COUNTY TAX CERTIFICATION

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

Cherokee County Tax Collector

Date: 05/26/2020 By: DT

WARRANTY DEED

DEED STAMPS: \$336.00

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: 4561-00-49-6301-000

State of North Carolina
County Of Cherokee

Title File No. 20-358

This Indenture made the 5th day of May, 2020, by and between:

KIRK ALLEN DAVIS and wife, KIMBERLY AN DAVIS
25078 Cotton Blossom Lane
Stevenson Ranch, California 91381

hereinafter called Grantors, and

RANSE DERRY CLEMONS and wife,
PATTI EUBANKS CLEMONS
680 Hawthorne Lane
Murphy, North Carolina 28906

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 1.505 acres, more or less, designated as Lot 25 of Hawthorne Estates Subdivision, Shoal Creek Township, Cherokee County, North Carolina, and being more particularly described according to a plat of survey dated December 31, 1985, by William G. Davis, R. L. S., and from said plat described as follows:

BEGINNING on an iron pin situate within the 60-foot right-of-way and easement for an existing subdivision access road, said BEGINNING corner being a corner common to Lots 20, 21 and 24, and runs thence from said BEGINNING corner and with a line common to Lot 20, N 54-20 W 337.13 feet to a point in the centerline of an existing subdivision access road; thence running with the centerline of said road and with a line common to Lots 12 and 11, respectively, S 25-03 W 17.73 feet and S 50-24 W 183.65 feet to a point

in said road centerline; thence turning and leaving said road and running with an adjoining 1.115-acre tract, designated as Lot 26, S 40-40 E 238.90 feet to an iron pin; thence running with a line common to Lot 24, N 66-13 E 292.03 feet to the BEGINNING.

ALSO HEREIN CONVEYED IS a non-exclusive, perpetual right-of-way and easement over and across the existing access roads which serve Hawthorne Estates Subdivision, said roads having right-of-way widths of 60 feet, 30 feet on each side of the centerline thereof, the centerline of one of said roads forming the northwest boundary line of the above-described lot and the right-of-way of one of said roads traversing the southeastern-most corner of the above-described lot, for the purposes of ingress, egress, regress, and utilities thereon from the above-described lot to the public road.

EXCEPTING AND RESERVING FROM this conveyance is a non-exclusive, perpetual right-of-way and easement 60 feet in width, 30 feet on each side of the centerline thereof, over and across the existing access road, the centerline of which forms the northwest boundary line of the above-described lot and whose right-of-way traverses the southeastern-most corner of the above-described lot, so as to provide ingress, egress, regress, and utilities thereon from the remaining appurtenant lands of Grantor to the public road.

THIS CONVEYANCE IS SUBJECT TO the rights of others in and to the use of the existing access road which traverses the above-described lot as a means of ingress, egress, regress, and utilities thereon to the public road.

THIS CONVEYANCE IS SUBJECT TO the right-of-way and easement over and across the existing subdivision access roads which serve Hawthorne Estates Subdivision as conveyed in Deed Book 734, Page 116, Cherokee County, North Carolina Registry.

THIS CONVEYANCE IS SUBJECT TO the Restrictive Covenants and Conditions governing Hawthorne Estates Subdivision as set forth in Deed Book 559, Page 46, and Deed Book 978, Page 218, Cherokee County, North Carolina Registry.

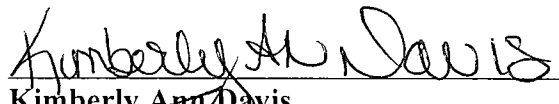
FOR SOURCE OF title, reference Deed Book 1483, Page 931, Cherokee County, North Carolina Registry.

To Have and to Hold the above described land and premises, with all the appurtenances there unto 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 herein above-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.

 (SEAL)
Kirk Allen Davis

 (SEAL)
Kimberly Ann Davis
AN KAD



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State of _____, County of _____

I, _____, a Notary Public for said County and State, do hereby certify that **Kirk Allen Davis and Kimberly Ann Davis**, 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 _____ day of _____, 2020.

Handwritten: please see attached

(Notary Seal)
Notary Public

My commission expires _____

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Prepared By
Cowan & Cowan, P.A.
Attorneys at Law
P.O. Box 579
Murphy, North Carolina
PHONE: (828) 837-2332

This certificate is attached to a 3 page document dealing with/entitled Warranty Deed and dated 05/05/2020

California ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

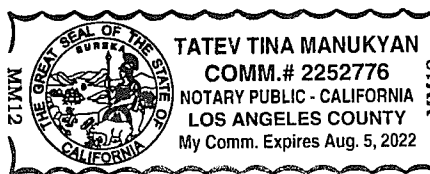
On May 18th, 2020 before me,

Tatev Tina Manukyan (here insert name and title of the officer),

personally appeared Kimberly Ann Davis, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature] (Seal)

Printed 02-18

This certificate is attached to a 3 page document dealing with/entitled Warranty Deed and dated 05/05/2020

California ACKNOWLEDGMENT

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County of Los Angeles

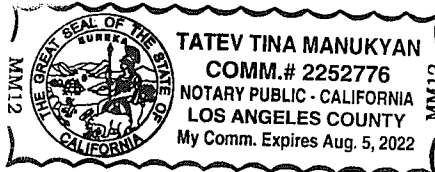
On May 18th, 2020 before me,

Tatev Tina Manukyan, notary public (here insert name and title of the officer),

personally appeared Kirk Allen Davis, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature] (Seal)