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FILED
CHEROKEE COUNTY
DAPHNE DOCKERY
REGISTER OF DEEDS

FILED Jan 11, 2008
AT 10:06:47 am
BOOK 01311
START PAGE 0006
END PAGE 0007
INSTRUMENT # 00179

Cherokee County 01-11-2008
NORTH CAROLINA
Real Estate
Excise Tax \$56.00

WARRANTY DEED

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.

State of North Carolina
County Of Cherokee



Title File No. 08-003

This Indenture made the 3rd day of **January, 2008**, by and between:

EASTON WEST PROPERTIES, INC., a Florida Corporation

hereinafter called Grantors, and **BRADLEY H. SHEARER and wife, JEANIE P. SHEARER**

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 0.86 acres, being Lot 6 of Hidden Lane Estates, Murphy Township, Cherokee County, North Carolina, and being more particularly described according to a plat of survey dated October 10, 2002, by Jeffrey B. Weatherly, Jr., PLS, and from said plat of survey as follows:

BEGINNING at an iron rod, a corner common with the western corner of Lot 4, and runs thence with the boundary line common with Lot 4 the following courses and distances: N 35-55 E 137.85 feet to an iron rod, thence N 35-55 E 20.00 feet to a point in the centerline of a 30 foot road right-of-way and utility easement; thence with the centerline of said road right-of-way and utility easement the following courses and distances: N 61-07 W 14.46 feet to a point, thence N 59-53 W 35.69 feet to a point, thence N 62-10 W 29.45 feet to a point, thence N 63-47 W 38.82 feet to a point, thence N 75-01 W 15.59 feet to a point, thence N 81-11 W 19.90 feet to a point, thence N 88-54 W 36.06 feet to a point, thence N 88-14 W 12.67 feet to a point, thence N 88-14 W 34.23 feet to a point, thence S 89-38 W 39.23 feet to a point, thence S 83-08 W 28.92 feet to a point, thence S 73-36 W 29.01 feet to a point, thence S 59-54 W 26.14 feet to a point and thence S 38-32 W 13.57 feet to a point; thence leaving the centerline of said 30 foot road right-of-way and utility easement S 53-59 E 17.52 feet to an iron rod; thence S 53-59 E 67.81 feet to an iron rod, thence S 59-50 E 134.65 feet to an iron rod, thence S 60-56 E 81.03 feet to an iron rod, a corner common with the western corner of Lot 4, the point and place of beginning, containing 0.86 acre, more or less.

ALSO HEREIN CONVEYED is a non-exclusive, perpetual right-of-way and easement, 30 feet in width, 15 feet on each side of the centerline thereof, over and across the existing access road, the centerline of which forms the north boundary of the hereindescribed 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, 30 feet in width, 15 feet on each side of the centerline thereof, over and across the existing access road, the centerline

CHEROKEE COUNTY, NORTH CAROLINA
PIN: 5511 02 97 5716 000
BY: DWEATHERLY 01/11/2008

of which forms the north boundary of the hereindescribed lot, for the purposes of ingress, egress, regress, and utilities thereon from the remaining appurtenant lands of the Grantor and from lands which may be hereafter acquired by Grantors which would be served by the existing access road which traverses the above described lot to the public road, together with the right to lay and maintain waterlines within said easement.

ALSO HEREIN CONVEYED is a non-exclusive, perpetual right-of-way and easement for utility service as reserved in Deed Book 934, Page 68, Cherokee County Registry.

THIS CONVEYANCE IS SUBJECT TO the right-of-ways and easements in favor of Nantahala Power and Light Company for the distribution of electric power.

THIS CONVEYANCE IS SUBJECT TO the Restrictive Covenants and Conditions governing Hidden Lane Estates as recorded in Deed Book 1049, Page 561, Cherokee County Registry.

THIS PROPERTY IS CONVEYED ALONG WITH AND SUBJECT TO the terms of the Water Agreement as recorded in Deed Book 1200, Page 214, Cherokee County Registry.

FOR SOURCE OF TITLE reference Deed Book 1199, Page 839, 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.

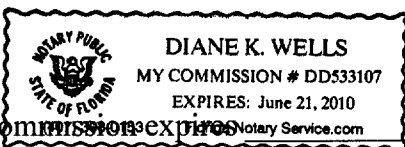
EASTON WEST PROPERTIES, INC.

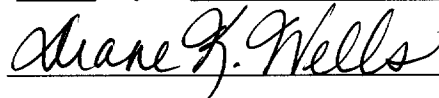
 (SEAL)
Bradley H. Shearer, President

State of Florida County of Indian River

I, Diane K. Wells, a Notary Public of said state and county, do hereby certify that **Bradley H. Shearer**, being personally known to me, personally came before me this day and acknowledged that he is President of **Easton West Properties, Inc., a Florida Corporation**, and that he, as President, being authorized to do so, executed the foregoing on behalf of the corporation.

WITNESS my hand and official seal, this the 8th day of January, 2007-2008



 (Notary Seal)
Notary Public

My commission expires _____

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

DEED STAMPS: \$ 56,00