

1478  
0103

FILED  
CHEROKEE COUNTY NC  
DAPHNE DOCKERY  
REGISTER OF DEEDS

FILED Oct 17, 2013  
AT 04:41:34 pm  
BOOK 01478  
START PAGE 0103  
END PAGE 0105  
INSTRUMENT # 05234  
EXCISE TAX (None)

**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: 10/17/2013 By: ep

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$00.00

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Ramsey & Pratt, P.A., 35 North Gaston Street, Brevard, NC 28712

This instrument was prepared by: MICHAEL K. PRATT - No Title Search Performed

Brief description for the Index: Parcel No. 558500879224000 and Parcel No. 558500970013000

THIS DEED made this 15th day of October, 2013, by and between

**GRANTOR**

CATHERINE VANGORDER ODOM, and husband,  
DOUGLAS ALFORD ODOM, JR.

17 Clock Tower Lane  
Brevard, NC 28712

**GRANTEE**

DOUGLAS ALFORD ODOM, JR., and CATHERINE  
S. VANGORDER ODOM, Co-Trustees of The Odom  
Family Living Trust u/a/d October 15, 2013.

17 Clock Tower Lane  
Brevard, NC 28712

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, Valleytown Township, Cherokee County, North Carolina and more particularly described as follows:

BEING ALL OF THE SAME LAND DESCRIBED ON THE PAGE WHICH IS ATTACHED HERETO, DESIGNATED AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE.

All or a portion of the property herein conveyed \_\_\_ includes or X does not include the primary residence of the Grantor. The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_ page \_\_\_.

A map showing the above described property is recorded in Plat File \_\_\_\_\_ Slide \_\_\_\_\_.

NC BAR Association Form No. 3 © 1976, Revised © 1/1/2010

Printed by Agreement with the NC Bar Association

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, 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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Catherine V. Odom (SEAL)  
CATHERINE VANGORDER ODOM

[Signature] (SEAL)  
DOUGLAS ALFORD ODOM, JR.

State of North Carolina - County of Henderson

I, the undersigned Notary Public of the State and County aforesaid, certify that CATHERINE VANGORDER ODOM and husband, DOUGLAS ALFORD ODOM, JR. personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 15th day of October, 2013.



Janice M. Bowers  
Signature of Notary Public

My commission expires 12-26-2014

Janice M. Bowers  
Printed or typed name of Notary Public

**EXHIBIT "A" TO A DEED FROM CATHERINE VAN GORDER ODOM AND HUSBAND, DOUGLAS ALFORD ODOM, JR., TO DOUGLAS ALFORD ODOM, JR., AND CATHERINE S. VANGORDER ODOM, CO-TRUSTEES OF THE ODOM FAMILY LIVING TRUST U/A/D/ October 15, 2013**

Being all of the same land described in a deed from Thomas B. Kip and wife, Jann Kip, to Catherine Van Gorder Odom, dated February 16, 1999, and recorded in Book 857, page 69 of the Cherokee County, North Carolina Registry.

Also conveyed herein is an easement and right-of-way for the purposes of ingress, egress and regress over the existing access roads running to the property herein conveyed.

This conveyance is subject to those certain Restrictive Covenants and Conditions covering said property as recorded in Book 461, Page 213, Cherokee County Registry and incorporated herein by reference.

No party dealing with the Trustees in relation to the property in any manner whatsoever and without limiting the foregoing, no party to whom the property or any part thereof or any interest therein shall be conveyed, contracted to be sold, leased or mortgaged by the Trustees shall (a) be obliged (1) to see to the application of any purchase money, rent or money borrowed or otherwise advanced on the property; (2) to see that the terms of the Trust have been complied with; (3) to inquire into the authority, necessity or expediency of any act of the Trustees; or (b) be privileged to inquire into any of the terms of the Trust Agreement.