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FILED May 29, 2025 12:54:59 pm FILED
BOOK 01778 CHEROKEE
PAGE 1398 THRU 1400 COUNTY NC
INSTRUMENT # 02438 KAREN WRIGHT
RECORDING \$26.00 REGISTER
EXCISE TAX \$16.00 OF DEEDS
LGS

CHEROKEE COUNTY TAX CERTIFICATION

There are no delinquent taxes on the parcel
number noted on this deed.
Date: 5/29/25 By: [Signature]
Tax Collections Officer

This instrument is prepared by E. Lauren Watson Hubbard, a licensed North Carolina Attorney. Delinquent taxes, if any, are to be paid by the Closing Attorney to the County tax collector upon disbursement of closing proceeds.

PIN or PARCEL #: 4512-00-37-2183-000

Prepared by: E. Lauren Watson Hubbard

Deed Stamps: \$16.00

Mail after recording to: Grantee

COMMISSIONER'S DEED

THIS COMMISSIONER'S DEED made this day of August 14, 2024 by and between

GRANTOR	GRANTEE
<p>E. LAUREN WATSON HUBBARD, Commissioner</p> <p>82 Patton Avenue, Suite 500 Asheville, NC 28801</p>	<p>R & H LAND HOLDINGS, LLC</p> <p>1000 Pleasant Valley Rd Murphy, NC 28906</p>

WITNESSETH, That whereas E. Lauren Watson Hubbard was appointed Commissioner under an order of the Superior Court of Cherokee County, North Carolina, in the tax foreclosure proceeding entitled Cherokee County vs. Corral, Brian H., Trustee, et.al., (File #23CVD000588-190); and was directed by the order as Commissioner to sell the property hereinafter described at public sale after due advertisement according to law;

Whereas E. Lauren Watson Hubbard, Commissioner, did on July 2, 2024, offer the land hereinafter described at a public sale at the Cherokee County Courthouse door, in Murphy, North Carolina and R & H Land Holdings, LLC became the last and highest bidder for said land for the sum of \$8,000.00; and the sale having been confirmed, and E. Lauren Watson Hubbard, Commissioner, having been ordered to execute a deed to the purchaser upon payment of the purchase money;

Now, in consideration of the premises and the sum of \$8,000.00, receipt of which is hereby acknowledged, E. Lauren Watson Hubbard, Commissioner, does, by these presents, hereby bargain, sell, grant, and convey to Grantee, and its successors, heirs and assigns, that property situated in Cherokee County, North Carolina, and described as follows:

THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 4.65 ACRES, MORE OR LESS,

DESIGNATED AS LOT 6 AND 7, WHISKEY MOUNTAIN ACRES SUBDIVISION, DISTRICT 8, SHOAL CREEK TOWNSHIP, CHEROKEE COUNTY, NORTH CAROLINA, THE METES AND BOUNDS DESCRIPTION BEING:

BEGINNING ON A SMALL BLACKJACK TREE (MARK) AND STAKE SITUATE ON THE NORTH SIDE OF A SUBDIVISION ACCESS ROAD, THE NORTHEAST CORNER OF LOT 7 AND THE NORTHWEST CORNER OF LOT 8, A POINT IN THE SOUTHERN BOUNDARY LINE OF THAT PROPERTY NOW OR FORMERLY OWNED BY HEDDEN STILES, SAID CORNER BEING LOCATED S 44-00 W 215.00 FEET FROM N.C.S.R. #1143, AND RUNS THENCE ON THE NORTHSIDE OF SAID SUBDIVISION ACCESS ROAD ALONG A RIDGE AND WITH THE SOUTHERN BOUNDARY LINE OF THE STILES TRACT, N 36-33 W 108.4 FEET, N 43-00 W 149.9 FEET AND N 46-53 W 104.4 FEET TO A STAKE, THE NORTHWEST CORNER OF LOT 6 AND THE NORTHEAST CORNER OF LOT 5; THENCE WITH A LINE COMMON TO LOT 5, CROSSING THE AFORESAID SUBDIVISION ACCESS ROAD, S 07-00 W 898.00 FEET TO A POINT IN THE NORTHERN BOUNDARY LINE OF THAT TRACT NOW OR FORMERLY OWNED BY SAM ALLEN, THE SOUTHEAST CORNER OF LOT 5 AND THE SOUTHWEST CORNER OF LOT 6; THENCE N 87-30 E 270.00 FEET TO A STAKE AND LARGE CHESTNUT OAK TREE AT A FENCE CORNER ALONG THE SAM ALLEN PROPERTY BOUNDARY LINE, THE SOUTHEAST CORNER OF LOT 7, THE SOUTHWEST CORNER OF LOT 8 AND THE NORTHWEST CORNER OF LOT 18; THENCE WITH A LINE COMMON TO LOT 8 N 07-00 E 600.00 FEET TO A POINT ON THE SOUTHSIDE OF THE AFORESAID SUBDIVISION ACCESS ROAD; THENCE CONTINUING WITH A LINE COMMON TO LOT 8 AND TRAVERSING SAID ROAD, N 20-00 E 29.9 FEET TO THE BEGINNING.

Together with and subject to easements, restrictions and rights of way of record, and matters of survey.

Also being identified as Parcel ID# 4512-00-37-2183-000, Cherokee County Tax Office.
Address: Donley Road

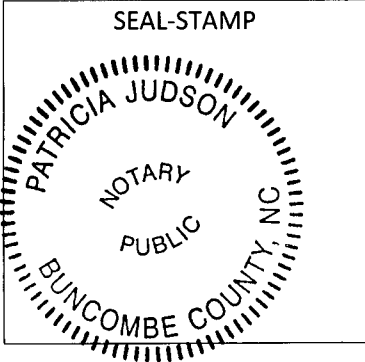
This conveyance is made subject to Cherokee County and any applicable city property taxes which are not included in the Judgment entered in this matter, the payment of which shall be assumed by the purchaser.

TO HAVE AND TO HOLD the aforesaid tract of land, to Grantee, its successors, heirs and assigns forever, in as full and ample manner as E. Lauren Watson Hubbard, Commissioner, is authorized and empowered to convey the same.

IN WITNESS WHEREOF, E. Lauren Watson Hubbard, Commissioner, has hereunto set his hand and seal, on the day and year first written above.


_____ (SEAL)

E. Lauren Watson Hubbard, Commissioner



STATE OF NORTH CAROLINA
Buncombe County

I, a Notary Public of the County and State aforesaid, do hereby certify that E. Lauren Watson Hubbard, Commissioner, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing Commissioner's Deed.

Witness my hand and official seal, this day of August 14, 2024.

A handwritten signature in cursive script, appearing to read "Patricia Judson".

Patricia Judson
NOTARY PUBLIC
My commission expires: December 5, 2024