

**CHEROKEE COUNTY TAX CERTIFICATION**

*There are no delinquent taxes on the parcel  
number noted on this deed.*

Date: 9/7/2022 By: Dud  
Tax Collections Officer

**WARRANTY DEED**

DEED STAMPS: \$0.00

This instrument was prepared by Ronald M. 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: 453200888370000

State of North Carolina  
County Of Cherokee

Title File No.

This Indenture made the 8<sup>th</sup> day of August, 2022, by and between:

**KATHE SWANSON, an unmarried person**  
8133 Terragona Court  
Orlando, Florida 32836

hereinafter called Grantors, and

**MICHAEL E. MULLER**  
827 Fairlawn Avenue  
Libertyville, Illinois 60048

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 lying and being in Shoal Creek Township, Cherokee County, North Carolina, being designated as Lot 48, containing 1.84 acres, more or less, Angel Mountain Estates according to plat of survey by Terry R. James Surveying, PC, Terry R. James, North Carolina Registered Surveyor No. L-3998 entitled "Angel Mountain" dated April 25, 2006 and from said plat of survey is more particularly described as follows:

BEGINNING at a point in the center of the terminus of a proposed subdivision access road or driveway, the centerline of which is also the centerline of a 30-foot ingress, egress, regress and utility easement corridor, 15-feet on each side of the centerline thereof, said beginning point being the Northwest corner of the property herein conveyed, corner common to Lots 46, 48 and 49. From said point of beginning, leaving the aforementioned centerline South 71 deg 16'13" East a distance of 19.86 feet to a set rebar at the terminus radius of the aforementioned access road or driveway; thence continuing South 71 deg 16'13" East a distance of 179.17 feet to a set rebar located at the Northeast corner of the property herein conveyed, corner common to Lot 47 and on a line common to now or formerly Dantzman, Thence leaving the line common to Lot 47

and along a line common to now or formerly Dantzman South 36 deg 52'44" West a distance of 585.82 feet to an existing iron pin located at the Southern-most point of the property herein conveyed; thence North 23 deg 48'45" West a distance of 135.15 feet to a set rebar located at the Southwest corner of the property herein conveyed, corner common to now or formerly Dantzman and Lot 49. Thence leaving the line common to now or formerly Dantzman and along a line common to Lot 49 North 27 deg 57'41" East a distance of 466.11 feet to a set rebar located at or near the East side of the terminus radius for the aforementioned access road; thence continuing North 27 deg 57'41" East a distance of 17.04 feet to the point and place of BEGINNING. Containing 1.84 acres more or less according to the aforementioned survey plat. Should there be any discrepancy between the aforementioned survey plat and the above metes and bounds description, the survey plat shall prevail.

ALSO CONVEYED AND RESERVED HERewith is a non-exclusive perpetual right of way and easement for the purposes of ingress, egress, regress and utility service along existing subdivision access roads each having a 30-foot easement corridor, 15-feet on each side of the centerline thereof out over the remaining appurtenant lands of grantor to the public road as shown on the aforementioned survey plat which is incorporated herein by reference as a permanent means of vehicular and pedestrian ingress, egress, regress and for utilities.

THIS CONVEYANCE IS SUBJECT TO the Declaration of Covenants, Conditions and Restrictions for Angel Mountain Estates recorded in Book 1187 at Page 512 in the office of the Register of Deeds of Cherokee County, North Carolina, and the Amendment to the Declaration of Covenants, Conditions and Restrictions for Angel Mountain Estates dated April 4, 2013, and recorded in Book 1462 at Page 704 in the office of the Register of Deeds of Cherokee County, North Carolina.

THIS CONVEYANCE MADE TOGETHER WITH AND SUBJECT TO the non-exclusive perpetual right to the use and enjoyment of the common area as shown on the aforementioned survey plat which is incorporated herein by reference for a more complete description.

THIS CONVEYANCE MADE SUBJECT TO electric power line distribution easement in favor of Blue Ridge Mountain EMC as described in instrument recorded in Deed Book 1192, page 579, in the Office of the Register of Deeds, Cherokee County, North Carolina.

THIS CONVEYANCE MADE TOGETHER WITH AND SUBJECT TO road rights of way and easements as described in instrument recorded in Deed Book 1098, Page 582 and Deed Book 963, Page 177, in the Office of the Register of Deeds, Cherokee County, North Carolina.

GRANTOR RESERVES a non exclusive perpetual right and easement to hook additional houses onto any well situate on the herein described lot, along with a non-exclusive, perpetual right-of-way and easement to lay and maintain a waterline leading from any well situate on the herein described lot, and the right to maintain a pump in or near any well on the herein described lot, and to connect the same by utility service and to go upon the above described lot whenever the same is reasonably necessary for the purpose of inspecting, maintaining and repairing said well, pump, utility service, and waterlines.

BEING the same land conveyed by the Deed from B & T Land Investments, LLC, a Tennessee Limited Liability Company, to James Frederick Bennett and Kathe Swanson, as Joint Tenants with Right of Survivorship, dated May 7, 2013, and recorded in Book 1466 at Page 253 in the office of the Register of Deeds of Cherokee County, North Carolina.

James Frederick Bennett, joint tenant with right of survivorship with Kathe Swanson, died on January 18, 2022. A copy of the death certificate of James Frederick Bennett is attached hereto.

**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.

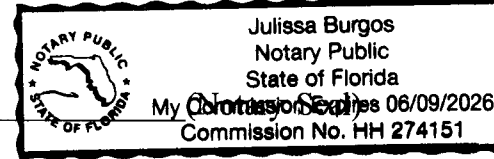
 (SEAL)  
**Kathe Swanson**

State of Florida, County of Orange.

I, Julissa Burgos, a Notary Public for said County and State, do hereby certify that **Kathe Swanson**, 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 15 day of August, 2022.

  
Notary Public



My commission expires 06/09/2026.

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

STATE OF FLORIDA

THIS DOCUMENT HAS A LIGHT BACKGROUND ON TRUE WATERMARKED PAPER. HOLD TO LIGHT TO VERIFY FLORIDA WATERMARK.

BUREAU of VITAL STATISTICS

CERTIFICATION OF DEATH

STATE FILE NUMBER: 2022014628

DATE ISSUED: JANUARY 31, 2022

DECEDENT INFORMATION

DATE FILED: JANUARY 28, 2022

NAME: JAMES FREDERICK BENNETT

DATE OF DEATH: JANUARY 18, 2022

SEX: MALE

AGE: 086 YEARS

DATE OF BIRTH: OCTOBER 29, 1935

SSN: [REDACTED]

BIRTHPLACE: VERDUN, QUEBEC, CANADA

PLACE WHERE DEATH OCCURRED: INPATIENT

FACILITY NAME OR STREET ADDRESS: DR P PHILLIPS HOSPITAL

LOCATION OF DEATH: ORLANDO, ORANGE COUNTY, 32819

RESIDENCE: 8133 TERRAGONA COURT, ORLANDO, FLORIDA 32836, UNITED STATES

COUNTY: ORANGE

OCCUPATION, INDUSTRY: TYPESETTER, PRINTING

EDUCATION: 9TH THRU 12TH GRADE; NO DIPLOMA

EVER IN U.S. ARMED FORCES? NO

HISPANIC OR HAITIAN ORIGIN? NO, NOT OF HISPANIC/HAITIAN ORIGIN

RACE: WHITE

SURVIVING SPOUSE / PARENT NAME INFORMATION

(NAME PRIOR TO FIRST MARRIAGE, IF APPLICABLE)

MARITAL STATUS: WIDOWED

SURVIVING SPOUSE NAME: NONE

FATHER'S/PARENT'S NAME: FRED BENNETT

MOTHER'S/PARENT'S NAME: MARGARET LOUISE DOYLE

INFORMANT, FUNERAL FACILITY AND PLACE OF DISPOSITION INFORMATION

INFORMANT'S NAME: CYNTHIA BENNETT PHARES

RELATIONSHIP TO DECEDENT: DAUGHTER

INFORMANT'S ADDRESS: 172 GROOM DRIVE, SALUDA, VIRGINIA 23149, UNITED STATES

FUNERAL DIRECTOR/LICENSE NUMBER: WILLIAM R GRAY, F045263

FUNERAL FACILITY: LOOMIS FAMILY CREMATIONS F041057  
604 N HWY 27 STE 8, MINNEOLA, FLORIDA 34715

METHOD OF DISPOSITION: CREMATION

PLACE OF DISPOSITION: WEST SIDE CREMATORY  
WINTER GARDEN, FLORIDA

CERTIFIER INFORMATION

TYPE OF CERTIFIER: CERTIFYING PHYSICIAN

TIME OF DEATH (24 HOUR): 1300

CERTIFIER'S NAME: ROBERT DIAZ

CERTIFIER'S LICENSE NUMBER: ME104818

NAME OF ATTENDING PRACTITIONER (IF OTHER THAN CERTIFIER): NOT ENTERED

MEDICAL EXAMINER CASE NUMBER: NOT APPLICABLE

DATE CERTIFIED: JANUARY 24, 2022

The first five digits of the decedent's Social Security Number have been redacted pursuant to §119.071(5), Florida Statutes.

*[Signature]*

, STATE REGISTRAR

REQ: 2023569764

THE ABOVE SIGNATURE CERTIFIES THAT THIS IS A TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE.

WARNING:

THIS DOCUMENT IS PRINTED OR PHOTOCOPIED ON SECURITY PAPER WITH WATERMARKS OF THE GREAT SEAL OF THE STATE OF FLORIDA. DO NOT ACCEPT WITHOUT VERIFYING THE PRESENCE OF THE WATERMARKS. THE DOCUMENT FACE CONTAINS A MULTICOLORED BACKGROUND, GOLD EMBOSSED SEAL, AND THERMOCHROMIC FL. THE BACK CONTAINS SPECIAL LINES WITH TEXT. THE DOCUMENT WILL NOT PRODUCE A COLOR COPY.



\* 4 4 1 8 6 4 0 5 \*

DH FORM 1946 (03-13)

CERTIFICATION OF VITAL RECORD



VOID IF ALTERED OR ERASED

VOID IF ALTERED OR ERASED

