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BOOK 01750 CHEROKEE
PAGE 0787 THRU 0790 COUNTY NC
INSTRUMENT # 00475 KAREN WRIGHT
RECORDING \$26.00 REGISTER
EXCISE TAX (None) OF DEEDS
KMW

CHEROKEE COUNTY TAX CERTIFICATION

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

Date: 01/31/24 By: [Signature]
Cherokee County Tax Collector

GENERAL WARRANTY DEED

DEED STAMPS: \$0.00

PIN #556613039322000, 556613038343000, 459217012942000, 456600953762000

This instrument was prepared by Charles W. McHan, Jr., Attorney at Law. 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 Charles W. McHan, Jr., Attorney at Law, the mailing address of the Grantor(s) is as stated after their name, and the property described in this deed [] includes [X] does not include, the primary residence of a Grantor.

State of North Carolina
County Of Cherokee

This Indenture, made the 31st day of January, 2024 by and between:

WILLIAM A. ROSE, un-remarried Widower of Willa Mae Rose;
868 Old Ranger Road
Murphy, NC 28906

hereinafter called Grantors, and

DEBORAH R. ROBERTS
804 Old Ranger Road
Murphy, NC 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:

FIRST TRACT:

Being Town Lots Nos. 7 and 8, in Block Three in the Wells Addition to the Town of Andrews, as per map and plan made by G. W. Justice and son, C. E., in the year 1908.

BEGINNING at a stake on the South side of East Main street, 50 feet from the West marginal line of Graham Street, and runs West with the South marginal line of East Main Street 100 feet to a stake in the East marginal line of an alley; thence with said alley, south 150 feet to a stake in the North marginal line of a cross alley; thence with said alley, East 100 feet to a stake in the North marginal line of said alley, 50 feet from Graham Street; thence a Northward direction paralleling

Graham Street 150 feet to the BEGINNING.

Containing a block of land fronting on East Main Street 100 feet and running back 150 feet to the alley, and being known as the J. O. and Jessie Clark home place.

Being Lots 7 & 8, Block 3 in the Wells Addition to Town of Andrews, Cherokee County PIN: 556613039322000.

SECOND TRACT:

Lying within the Corporate Limits of the Town of Andrews, Cherokee County, North Carolina, being two lots in Block No. 3 of the Wells addition to the Town of Andrews according to a survey made by G. W. Justice and son, C. E., in the year 1908, and being two lots fronting on East Main Street as follows

BEGINNING at a stake on the South side of East Main Street, 50 feet from the East Marginal Line of Wells Street, and runs East 100 feet to the West marginal line of an alley, said alley running North and South through Block No. 3; thence with the East marginal line of said Alley, South 150 feet to a stake on the North marginal line of another Alley running East and West through Block No. 3; thence with the North marginal line of said alley and in a West direction, 100 feet to a stake on the North marginal line of said alley, corner of what is now known as the Franklin Lot; thence with the line common to the Franklin Lot and in a North direction, 150 feet to the BEGINNING.

Containing a Block of land fronting on East Main Street 100 feet and running back 150 feet to an Alley and being presently known as the D. O. Brooks property, formerly known as the Dr. Ed Tidwell house and lot.

Being Lots 5 & 6, Block 3 in the Wells Addition to Town of Andrews, Cherokee County PIN: 556613038343000.

FOR SOURCE OF TITLE reference Deed Book 606, Page 169, Cherokee County, NC Registry.

THIRD TRACT:

All that certain tract or parcel of land situate and lying in Murphy Township, Cherokee County, North Carolina, containing 7.97 acres, more or less, designated as Tract 1 on plat of survey by Southern Boundary Surveying Company, D. Bruce Black, R.L.S. #L-3544, dated April 18, 1996, entitled "William Rose and wife, Willa Mae Rose", and from said plat of survey being more particularly described as follows:

BEGINNING at an angle iron found at the Graves line (Deed Book 319, Page 158), said angle iron found bearing N.C. Grid Coordinate N=521,802.55', E=489,718.91' and said point lies North 27-37 West 1,994.85 feet from N.C.G.S. Station "McMahan", N=520,215.429', E=490,728.858', N.A.D. 1983, and runs thence with Tract 29, Tarheel Properties, North 43-05 West 345.69 feet to a point, being a corner common with Tract 29, Tarheel Properties and Tract 15, Tarheel Properties; thence with Tract 15, Tarheel Properties, North 58-11 East 169.85 feet to an angle iron found; thence North 58-11 East 359.45 feet to an angle iron found; thence North 58-11 East 52.23 feet to a railroad spike found in the centerline of Tarheel Road, being a sixty (60) foot right of way, eighteen (18) foot paved road, in the line of Tract 14, Tarheel Properties; thence with Tract 14 and the centerline of Tarheel Road the following courses and distances: South 25-42 East 30.71 feet, South 63-45 East 30.63 feet, North 81-52 East 27.79 feet to a nail and cap set at a corner common to the herein described Tract I and Tract 2, being a 4.56 acre tract, as shown on said plat of survey; thence leaving the centerline of Tarheel Road and runs with Tract 2, South 32-39 East 37.62 feet to an iron rod set; thence South 32-39 East 446.81 feet to an iron rod set; thence continuing with Tract 2, North 79-45 East 75.60 feet to an iron rod set; thence North 79-45 East 10.30 feet; thence North 79-45 East 21.17 feet to an iron pin found, being a corner to Roberts (Deed Book 547, Page 145); thence with Roberts, South 12-57 East 70.00 feet to a point in the centerline of a fifteen (15) foot proposed road right of way; thence with the centerline of the proposed 15 foot road right of way the following courses and distances: South 12-57 East 75.00 feet to a railroad spike found; thence South 16-57 East 19.38 feet, South 08-36 East 27.23 feet, South 17-55 East 40.20 feet to a ten (10) foot gravel drive having a fifteen (15) foot right of way (Deed Book 726, Page 34); thence with the centerline of the 10 foot gravel drive, South 26-55 East 148.45 feet to a point on the North side of N.C.S.R. #1398, being Old Notla Road, said point lies North 26-55 West 13.42 feet from

a nail found in the centerline of Old Notla Road; thence with the North side of Old Notla Road the following courses and distances: North 67-22 West 31.12 feet, North 72-18 West 97.63 feet, North 79-17 West 99.62 feet, South 81-51 West 99.41 feet, South 66-29 West 99.65 feet, and South 60-18 West 99.67 feet; thence leaving N.C.S.R. #1398, being Old Notla Road, and runs with Graves (Deed Book 319, Page 158) and a portion of Old Notla Road, North 39-21 East 108.04 feet and North 20-36 East 99.74 feet to a railroad spike set at a corner mutually accepted by Jack Graves and William Rose; thence continuing with Graves, North 46-00 West 314.25 feet to an iron pin found; thence North 82-24 West 80.29 feet to an iron pin found; thence South 40-10 West 181.03 feet to an angle iron found, THE POINT AND PLACE OF BEGINNING, containing 7.97 acres, more or less.

ALSO INCLUDED is the non-exclusive, perpetual right in and to use of the fifteen (15) foot right of way over a ten (10) foot gravel drive (Deed Book 726, Page 34) along the Eastern boundary of the herein described property leading from the North side of N.C.S.R. #1398.

Grantor herein hereby reserves a non-exclusive, perpetual right to use the fifteen (15) foot right of way over a ten (10) foot gravel drive (Deed Book 726, Page 34) along the Eastern boundary of the above-described property leading from the North side of N.C.S.R. #1398.

ALSO INCLUDED is the non-exclusive, perpetual right to use Tarheel Road, being an eighteen (18) foot paved road, sixty (60) foot right of way, crossing the Northernmost corner of the above described property.

Any and all notes and notations and other matters with regard to utilities as set forth on plat of survey by D. Bruce Black dated April 18, 1996 are hereby incorporated by reference and made a part hereof.

CONVEYED SUBJECT TO any conveyances of record.

FOR SOURCE OF TITLE reference Deed Book 772, Page 220, Cherokee County, NC Registry.

FOURTH TRACT:

PARCEL NO. 1:

In Beaverdam Township, Cherokee County, North Carolina, District No. 5.

BEGINNING on a Dogwood at the Forest Service line on a ridge, and runs down the ridge with its meanders a North direction to a common fence between Ray Radford and Mavis Radford and cornering on a Dogwood at the fence; thence a Southwest direction with the Mavis Radford line to the line of Cecil Jones; thence an East direction with the Cecil Jones line to a corner common to Cecil Jones and Forest Service; thence with the line of the Forest Service to the BEGINNING, containing 6 acres, more or less.

PARCEL NO. 2:

A certain tract or parcel of land in Cherokee County, North Carolina, adjoining the lands of LaFayette Rose, Dockery Land, E. W. Bates, Joseph Moore, James Thompson, and R. P. Thompson and others and bounded as follows:

BEGINNING on a Hickory, the Southwest corner, said corner being the corner of James Thompson's and R. P. Thompson's land and runs East to a stake on the top of a ridge; then Northeast direction to a Maple near the gate; then a West course with the road to a stake corner near the fence; then a North course on top or a ridge or near the top, this being the old original line; then West across the creek to a post oak, corner of E. W. Bates and Joe Moore's land; then South to the BEGINNING corner, containing 80 acres, more or less. This deed is a part of Tract No. 94 and 95.

SAVING AND EXCEPTING from Parcel No. 2 above described is that part thereof which was heretofore conveyed by deed dated April 14, 1951, from Mavis Radford and wife, Elsie Radford to Ray Radford and wife, Mattie Radford, and registered in the Office of the Register of Deed for Cherokee County, North Carolina, in deed Book 182, Page 103, and bounded and more particularly

described as follows:

In Beaverdam Township, District No. 5.

BEGINNING on a stake on the road and runs a South direction to a forked white oak on the top of a ridge; thence with the meanders of the said ridge to Ray Radford and Mavis Radford's fence corner and a Dogwood bush; thence a Northeast direction to a Maple tree near the gate; thence a West direction with the public road to the BEGINNING, containing 6 acres, more or less.

SAVING AND EXCEPTING any conveyances of record from the above Parcels.

FOR SOURCE OF TITLE reference Deed Book 228, Page 188, Cherokee County, NC 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.

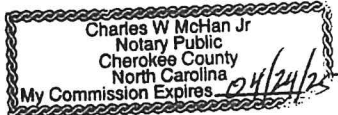
In Witness Whereof, each Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

William A. Rose (SEAL)
William A. Rose

State of North Carolina, County of Cherokee

I, Charles W. McHan, Jr., a Notary Public of Said State and County, do hereby certify that
(Notary's Name Printed Above)
WILLIAM A. ROSE, either being personally known to me or proven by satisfactory evidence (said evidence being _____), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes stated herein.

Witness my hand and Notarial Seal, this 1st day of February, 2024.
My Commission Expires: April 24, 2025



Charles W. McHan, Jr.
Signature of Notary Public

Charles W. McHan, Jr.
Printed or Typed Name of Notary Public

Charles W. McHan, Jr.
Attorney at Law
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Murphy, North Carolina 28906
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