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BOOK 01728 CHEROKEE
PAGE 0279 THRU0281 COUNTY NC
INSTRUMENT # 00266 KAREN WRIGHT
RECORDING \$26.00 REGISTER
EXCISE TAX \$63.00 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.
Cherokee County Tax Collector
Date: 1-20-23 By: [Signature]

WARRANTY DEED

DEED STAMPS: \$63.00

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.

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: 448901057732000

State of North Carolina
County Of Cherokee

Title File No. 23-011

This Indenture made the 11th day of January, 2023, by and between:

**ANNE L. PEREW (formerly known as Anne L. Wright) and
husband, ROBERT M. PARKKILA
20 Harbor Isle Drive W, Unit 104
Ft. Pierce, FL 34949**

hereinafter called Grantors, and

**STEVEN BOLCAR
279 Zachary Wade Street
Winter Garden, FL 34787**

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 1.91 acres, more or less, designated as Lots 9, 10 & 11 of "The Farm", Notla Township, Cherokee County, North Carolina, and being more particularly described according to a plat of survey dated April 10, 1998, revised April 15, 1998 and October 21, 1999, by Donald L. Cordell, P.L.S., and from said plat described as follows:

BEGINNING on a 1/2" rebar set, the northeast corner of the herein described tract, the northeast corner of Lot 9, the southeast corner of Lot 8 and a point in the west boundary line of Lot 28, said BEGINNING corner being situate S 00-14-01 E 170.15 feet from a 1/2" rebar set which is a corner common to Lots 4, 7 & 28, and runs thence from said BEGINNING corner and with a line common to Lot 28, S 00-14-01 E 100.0 feet to a 1/2" rebar set, S 00-14-01 E 99.83 feet to a 1/2" rebar set and S 84-55-45 E 27.50 feet to a point in the centerline of a 40 foot right-of-way and easement within which is situate an existing access road; thence with the centerline of said right-of-way and with a line common to Lots 12 & 13 respectively, S 42-58-53 W 82.66 feet, S 39-22-41 W 70.59 feet, S 42-57-00 W 39.28 feet and S 40-57-06 W 73.16 feet to a point of intersection of said 40 foot right-of-way centerline with the centerline of N.C.S.R. # 1583; thence with the centerline of said state road the following courses and distances: N 10-44-57 W 55.14 feet, N 14-31-42 W 41.79 feet, N 23-01-54 W 33.66 feet, N 32-32-19 W 36.81 feet, N 37-58-46 W 41.50 feet, N 37-58-46 W 22.65 feet, N 38-21-00 W 15.07 feet, N 35-30-00 W 68.05 feet, N 30-43-00 W 14.23 feet, N 30-43-00 W 54.95 feet and N 28-24-00 W 65.05 feet to a point in said road centerline; thence turning and leaving said road and running with a line common to Lot 8, N 88-21-17 E 20.00 feet to an iron rod set and N 88-21-44 E 336.15 feet to the BEGINNING.

ALSO HEREIN CONVEYED is a non-exclusive, perpetual right-of-way and easement over and across the existing access road which serves "The Farm", said road having a right-of-way width of 40 feet, 20 feet on each side of the centerline thereof, the centerline of said right-of-way forming the southeast boundary line of the above described tract which is the southeast boundary line of Lot 11 for the purposes of ingress, egress and regress and utilities thereon from the above described lots to the public road, together with the right to lay and maintain water lines within said easement.

EXCEPTING AND RESERVING FROM THIS CONVEYANCE is a non-exclusive, perpetual right-of-way and easement 40 feet in width, 20 feet on each side of the centerline of the right-of-way thereof, over and across the existing right-of-way within which is situate an existing road, whose right-of-way centerline forms the southeast boundary line of the above described tract which is also the southeast boundary line of Lot 11 so as to provide ingress, egress and regress and utilities thereon from the remaining appurtenant lands of Grantors to the public road.

THIS CONVEYANCE IS SUBJECT TO the right-of-way and easement for N.C.S.R. # 1583.

THIS CONVEYANCE IS SUBJECT TO the rights of others in and to the use of the existing access road as above referred as a means of ingress, egress and regress and utilities thereon to the public road.

THIS CONVEYANCE IS SUBJECT TO the restrictive covenants and conditions which govern "The Farm" as set forth in Deed Book 827, Page 94 and as amended in Deed Book 917, Page 175, Deed Book 929, Page 85 and Deed Book 1124, Page 613, Cherokee County Registry.

THIS CONVEYANCE IS SUBJECT TO that certain right-of-way and easement in favor of Blue Ridge Mountain EMC for the distribution of electric power to the subdivision as set forth in Deed Book 827, Page 93, Cherokee County Registry.

FOR SOURCE OF TITLE reference Deed Book 1467, Page 244, 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.

Anne L. Perew (SEAL)
Anne L. Perew

Robert M. Parkkila (SEAL)
Robert M. Parkkila

State of Florida, County of St. Lucie

I, Annette R. Sanniota, a Notary Public for said County and State, do hereby certify that **Anne L. Perew and Robert M. Parkkila**, 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 19th day of January, 2023.

Annette R. Sanniota (Notary Seal)
Notary Public

My commission expires June 9, 2026



Prepared By
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