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FILED Oct 10, 2024 10:29:11 am FILED
BOOK 01766
PAGE 0118 THRU0121
INSTRUMENT # 05115
RECORDING \$26.00
EXCISE TAX \$38.00
CHEROKEE
COUNTY NC
KAREN WRIGHT
REGISTER
OF DEEDS
EBP

WARRANTY DEED

CHEROKEE COUNTY TAX CERTIFICATION

There are no delinquent taxes on the parcel

Date: 10/10/24 By: [Signature]
Tax Collections Officer

DEED STAMPS: \$38.00

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: 454300009209000

State of North Carolina

Title File No. 24-854

County Of Cherokee

This Indenture made the 13th day of September, 2024, by and between:

**CAREY DAVIDSON and husband, BILL E. DAVIDSON, and
ELIZABETH CLEMENTS, an unmarried person
1445 Amber Stapp Studdard Road
Social Circle, GA 30025**

hereinafter called Grantors, and

**BRIAN ROGERS
PO Box 1021
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:

A certain tract or parcel of land lying and being in Shoal Creek Township, Cherokee County, North Carolina and being Lot 6 of Chestnut Oaks Subdivision, containing 0.67 acres, more or less, according to plat of survey by Cordell Land Surveying, Donald L Cordell North Carolina Registered Land Surveyor No. L-3037 entitled "Chestnut Oaks Davidson and Hargis" dated October 19, 1998 and from said survey is more particularly described as follows:

BEGINNING at a point being the Southeast corner of the property herein conveyed, corner common to Lot #5 at a line common to "common area" and on the North side of an existing subdivision access road the

centerline of which is also the centerline of a 40-foot ingress/egress and utility right of way easement corridor extending 20-feet on each side of the aforementioned centerline. From said point of beginning, along the North right side of the aforementioned right of way margin North 84 deg 09'31 " West a distance of 94.02 feet; thence South 77 deg 22'46" West a distance of 96.37 feet; thence South 55 deg 57'05" West a distance of 68.85 feet; thence North 89 deg 08'08" West a distance of 44.83 feet to a point in the center of an existing subdivision access road the centerline of which is also the centerline of a 40-foot ingress/egress and utility right of way easement corridor 20-feet on each side of centerline, said point being located at a corner common to the property herein conveyed and Lot #8. Thence along with the aforementioned centerline North 51 deg 02'53" East a distance of 56.76 feet; thence North 46 deg 12'26" East a distance of 52.10 feet; thence North 36 deg 25'10" East a distance of 67.67 feet; thence North 46 deg 16' 25" East a distance of 43.66 feet; thence North 60 deg 33'38" East a distance of 53.74 feet; thence North 71 deg 36'50" East a distance of 37.28 feet; thence North 79 deg 29'33" East a distance of 97.78 feet to a point being the Northeast corner of the property herein conveyed, corner common to Lot #5 and on a line common to Lot #7, Thence leaving the aforementioned centerline and along a line common to Lot #5 South 14 deg 33'29" West a distance of 168.53 feet to the point and place of BEGINNING. Containing 0.67 acres more or less according to the aforementioned survey pint. The subject property is triangular in shape. Should there be any discrepancy between the metes and bounds description above and the aforementioned survey plat, the survey plat shall prevail.

THIS CONVEYANCE MADE TOGETHER WITH AND SUBJECT TO the non-exclusive, perpetual right of ingress, egress and utility service along existing subdivision access roads to the public road as shown on the aforementioned survey plat which is incorporated herein by reference for further description of said access roads.

GRANTORS RESERVE UNTO themselves, their heirs, successors, and assigns a non-exclusive, perpetual right-of-way and easement 20 feet in width along the north side of Lot 11 and Lot 10 for the purpose of vehicular and pedestrian ingress, egress, regress, and for utilities from the properties herein-conveyed to connect to the main subdivision access roads.

THIS PROPERTY IS CONVEYED SUBJECT TO the Covenants and Restrictions recorded in Deed Book 890, Page 23, Cherokee County Registry.

THIS CONVEYANCE IS SUBJECT TO the right of way in favor of Blue Ridge Mountain Electric Membership for the distribution of electric power as recorded in Deed Book 879, Page 204, in the Office of the Register of Deeds, Cherokee County, North Carolina.

FOR SOURCE OF TITLE reference Deed Book 1745, Page 1317, 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.

Carey Davidson (SEAL)
Carey Davidson

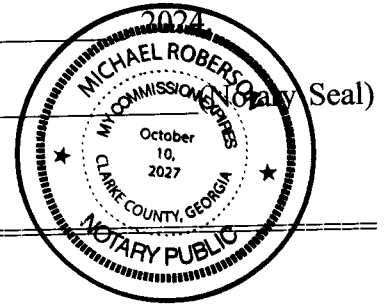
Bill E. Davidson (SEAL)
Bill E. Davidson

State of Georgia, County of Walton

I, Michael Roberson, a Notary Public for said County and State, do hereby certify that **Carey Davidson and Bill E. Davidson**, 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 8th day of Oct

My commission expires 10-10-2027 [Signature]
Notary Public



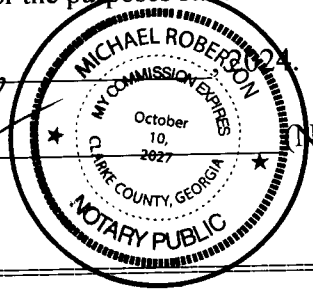
Elizabeth Clements (SEAL)
Elizabeth Clements

State of Georgia, County of Walton

I, Michael Roberson, a Notary Public for said County and State, do hereby certify that **Elizabeth Clements**, 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 8th day of Oct

[Signature]
Notary Public



(Notary Seal)

My commission expires 10-10-2027

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