

1253  
1071

FILED  
CHEROKEE COUNTY  
DAPHNE DOCKERY  
REGISTER OF DEEDS

FILED Oct 02, 2006  
AT 02:26:35 pm  
BOOK 01253  
START PAGE 1071  
END PAGE 1072  
INSTRUMENT # 03161

Cherokee County 10-02-2006  
NORTH CAROLINA  
Real Estate  
Excise Tax \$550.00

Excise Tax \$ 550.00

Recording Time, Book and Page

Tax Lot No. .... Parcel Identifier No. 452000560041000/552818000  
Verified by Cherokee County on the 2nd day of October, 2006  
by Handwritten

Mail after recording to: THE CLOSING PLACE, P.O. Box 940, Murphy, NC 28906

This instrument prepared by: Steinbronn & McNew PC  
10 Tennessee Street, Murphy, NC 28906

Brief Description for Index

Lots 5 & 6 of Emory Heights Subdivision

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 2nd day of October, 2006, by and between  
Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. corporation or partnership

GRANTOR	GRANTEE
JEFFERY L. HART, a single person 426 Hunter Ridge Murphy, NC 28906	ROBERT P. EMMETT CYNTHIA M. EMMETT 1774 Clydesdale Rd Loxahatchee, FL 33470



The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot of land situated in the City of ....., Hothouse Township, Cherokee County, North Carolina and more particularly described as follows:

That certain tract or parcel of land situate in Hothouse Township, Cherokee County, North Carolina, designated and being **Lot 5 & Lot 6** of the Emory Heights Subdivision as depicted on that plat of survey dated January 17, 2006, by Lane S. Bishop, Registered Land Surveyor, and recorded in Plat Book 4, Page E-169, in the Register of Deed Office, Cherokee County, North Carolina, reference to which is hereby made for more particular description of said lots.

THIS CONVEYANCE MADE SUBJECT TO an electric power line distribution easement in favor of Blue Ridge Mountain Electric Membership Corporation, a cooperative corporation as described in instrument recorded in Deed Book 834, Page 47, in the Register of Deed Office, Cherokee County, North Carolina.

THIS CONVEYANCE MADE SUBJECT TO a blanket easement as described in instrument recorded in Deed Book 1004, Page 307 in the Office of the Register of Deeds, Cherokee County, North Carolina.

THIS CONVEYANCE MADE SUBJECT TO Covenants and restrictions governing Emory Heights Subdivision as described in instrument recorded in Deed Book 1085 Page 117, in the Register of Deeds Office, Cherokee County, North Carolina.

THIS CONVEYANCE MADE SUBJECT TO a road easement as described in instrument recorded in Deed Book 904, Page 146, in the Office of the Register of Deeds, Cherokee County, North Carolina.

THIS BEING THE SAME PROPERTY CONVEYED UNTO Jeffrey Lynn Hart, unmarried by Warranty deed from Dorothy M. Hart, widowed and un-remarried dated July 15, 1998, recorded July 20, 1998 in Deed Book 834, Page 123 in the Office of the Register of Deeds, Cherokee County, North Carolina. NC6-6337

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the 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.

Jeffery L. Hart (SEAL)  
JEFFERY L. HART,

SEAL-STAMP



STATE OF NORTH CAROLINA  
COUNTY OF CHEROKEE

I Diane C. Leisch, a Notary Public of said State and County, do hereby certify that JEFFERY L. HART personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and Notarial Seal this 2nd day of October, 2006.

My Commission Expires: April 3, 2008  
Diane C. Leisch  
Notary Public

Printed