



Doc ID: 000508530004 Type: CRP
Kind: DEED
Recorded: 02/09/2010 at 10:41:17 AM
Fee Amt: \$29.00 Page 1 of 4
Revenue Tax: \$1.00
Graham County, North Carolina
Carolyn Stewart Register of Deeds
BK 306 PG 265-268

NO RECORDS AS OF THIS

DATE 2-9-10

Dajana Ledwell
Graham County Tax Collector

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 1.00 ⁵
Parcel Identifier No. 56000014550P * Verified by _____ County on the _____ day of _____, 200__
By: 56601570003

Mail/Box to: Wendy A. Craig, P.A. 207 E. State Street, Black Mountain, North Carolina 28711

This Instrument was prepared by: Wendy A. Craig, P.A.

Brief description for the Index: _____

THIS DEED made this 24th day of July, 2008, by and between ****NO TITLE SEARCH PERFORMED****

GRANTOR	GRANTEE
MARY C. GRIFFIN, Widow	MARY W. GRIFFIN, Trustee of The Mary C. Griffin Irrevocable Trust under agreement dated July 24, 2008
	3549 Snowbird Road Robbinsville, North Carolina 28771

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 \$10.00 and other 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, an interest in that certain lot or parcel of land situated in the City of _____, Robbinsville Township, Graham County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto entitled "Description", which said Rider is hereby incorporated by reference as if set forth herein verbatim.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 166 Page 793.

A map showing the above described property is recorded in Plat Book _____ Page _____.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee as set forth on Exhibit A attached hereto and incorporate herein by reference.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

Liens, encroachments, easements, restrictions, rights of way of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

_____ (Entity Name) Mary C. Griffin (SEAL)
 Mary C. Griffin

By: _____ (SEAL)
 Title: _____

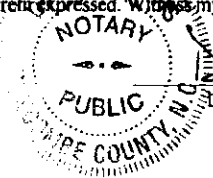
By: _____ (SEAL)
 Title: _____

By: _____ (SEAL)
 Title: _____

State of North Carolina, County of Buncombe

I, the undersigned Notary Public of the County and State aforesaid, certify that MARY C. GRIFFIN, to me personally known or identified by a valid North Carolina driver's license, personally appeared before me this day and swore to me that this instrument is a North Carolina Deed and that she voluntarily and willingly signed or made her mark on the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 24th day of July, 2008.

My Commission Expires: July 1, 2009

 Dianne B. Davis
 Dianne B. Davis, Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Register of Deeds for Jackson County
 By: _____ Deputy/Assistant - Register of Deeds

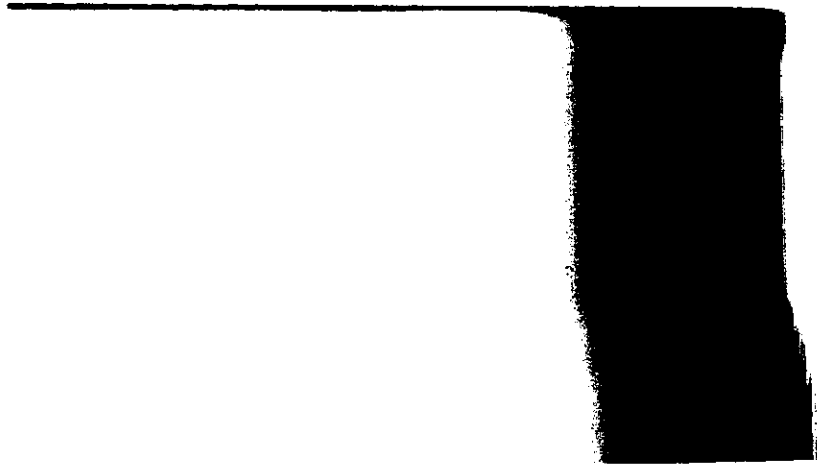


EXHIBIT A

Exhibit A attached to Special Warranty Deed dated July 24, 2008, executed by MARY C. GRIFFIN.

Description

All of Grantor's right, title and interest in and to the property more particularly described as follows, subject to any reservation to Grantor as set forth herein:

TRACT I: Parcel located at intersection of the Atoah-Snowbird Road and Junaluska Road - Eller Branch Road; bounded on north by Atoah-Snowbird Road and Junaluska Road, on the east by Eller Branch Road, south by Floyd S. Griffin and Mary C. Griffin, on the west by Lois Holland and Atoah-Junaluska Road. BEING a part of the same real estate conveyed to Floyd S. Griffin and wife, Cassia Griffin by deed of Frank E. Hand, Trustee for the Independent Order of Foresters, dated December 23, 1941 and recorded in Deed Book 44, page 413 and Deed Book 44, page 426 in the Register of Deeds Office for Graham County, North Carolina. Floyd S. Griffin predeceased Cassia Griffin and she became the owner of the entire fee simple title as surviving tenant by the entirety. Cassia Griffin died intestate on 9/27/90 leaving as her sole and surviving heirs at law a son and daughter, namely, Floyd S. Griffin and Margaret G. Spoons, one of the grantors and the grantee herein respectively, who inherited this property by intestate succession.

TRACT II: Lot located at the intersection of Junaluska Road and Eller Branch Road; bounded on north by Junaluska Road, east by Vaughn, south by formerly Brown, now Adams, west by the Eller Branch Road. BEING the same real estate conveyed to F.S. Griffin (one and the same as Floyd Griffin) and wife, Cassia W. Griffin by deed of Carl Phillips and wife, Virginia Phillips, dated April 29, 1961 and recorded in Deed Book 57, page 331 in the office of the Register of Deeds for Graham County, North Carolina. Floyd S. Griffin predeceased Cassia Griffin and she became the owner of the entire fee simple title as surviving tenant by the entirety. Cassia Griffin died intestate on 9/27/90 leaving as her sole and surviving heirs at law a son and daughter, namely, Floyd S. Griffin and Margaret G. Spoons, one of the grantors and the grantee herein respectively, who inherited this property by intestate succession.

TRACT III: Tract of 13.65 acres on Eller Branch; bounded on north by Mary Adams and meanders of ridge; on east by Huel Orr, on south by Mac Orr and Eller Branch Road, west by Frank James, Sr. and west by Brown. BEING the same property conveyed to Floyd S. Griffin and wife, Cassia Wallace Griffin by deed of Vaulean B. Shaloon, as vir, R. W. Shaloon, dated February 9, 1967 and recorded in Deed Book 85, page 52 in the Register of Deeds Office for Graham County, North Carolina. Also see Deed Book 60, page 176 for reference to an unrecorded plat by Allen Carver, RLS, dated 8/1/89. Floyd S. Griffin predeceased Cassia Griffin and she became the owner of the entire fee simple title as surviving tenant by the entirety. Cassia Griffin died intestate on 9/27/90 leaving as her sole and surviving heirs at law a son and daughter, namely, Floyd S. Griffin and Margaret G. Spoons, one of the grantors and the grantee herein respectively, who inherited this property by intestate succession.

NO COPY

Tract IV

BEGINNING on an iron stake set in the ground in a fence corner, which corner is common to Burlington and Cassia Griffin, and runs: South 75-28 W. 106.0 feet with the line of the former Burlington lot to an iron stake in the corner of a fence of said lot, and being common to the Lois Holland land; thence with the Lois Holland line, two courses as follows: N. 48-24 W. 69.2 feet to an iron stake and a twin white oak in said line; thence N. 68-10 W. 45.6 feet to an iron stake in the Lois Holland line, being a corner for Cassia Griffin and the lot herein conveyed; thence with a new severance line, N. 38-56 E. 78.5 feet to an iron stake, a corner in the said severance line, common to Cassia Griffin; thence continuing with the new line, N. 85-15 E. 124.1 feet to an iron stake, witnessed by a large White Oak, being the north-east corner of the lot herein conveyed; thence continuing with the said new line, S. 10-30 E. 111.7 feet to the BEGINNING. Containing 0.82 acre, more or less. All bearings magnetic and all distances horizontal.

Tract IV

BEING the same description and incorporated into this Instrument as reflected on a Plat recorded in Pl. Book 5 at Page 1125 in the Office of the Register of Deeds of Graham County, N.C., to which specific reference is made and the said Plat hereby incorporated into this Deed as an accurate description of said property conveyed by the said Grantor to the Grantees.