

1718  
0576

FILED Aug 11, 2022 11:02:22 am FILED  
BOOK 01718  
PAGE 0576 THRU0585  
INSTRUMENT # 05232  
RECORDING \$26.00  
EXCISE TAX (None)

CHEROKEE  
COUNTY NC  
DAPHNE DOCKERY  
REGISTER  
OF DEEDS  
KMW

**CHEROKEE COUNTY TAX CERTIFICATION**

*There are no delinquent taxes on the parcel  
number noted on this deed.*

**WARRANTY DEED**

Date: 8/12/22 By: [Signature]  
Tax Collections Officer

DEED STAMPS:      \$0.00

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: 550200557109000, 550200557830000, 550200558654000, 550200567012000,  
550200567685000, 550200584675000, 550200641690000, 550200659583000, 550200662370000,  
550200671505000, 550200675927000, 550200648972000, 550200653402000, 550200654396000,  
550200656320000, 550200656665000, 550200657096000, 550200657109000, 550200722864000,  
550200756215000, 550200756521000, 550200741859000, 550200754671000, 550200754919000,  
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550200868736000, 550200868867000, 550200950856000, 550200950947000, 550200951469000,  
550200951891000, 550200952337000, 550200952572000, 550200952985000, 550200953377000,  
550200953611000, 550200965052000, 550200980093000 & 551201050462000

State of North Carolina  
 County Of Cherokee

Title File No. 22-632

This Indenture made the ~~10<sup>th</sup>~~ day of August, 2022, by and between:

**WALTON ACCOMMODATIONS 82, LLC,**  
**a Florida Limited Liability Company**  
**1550 S. Jefferson Street**  
**Montecello, FL 32344**

hereinafter called Grantors, and

**LIVIA WHISENHUNT JOHNSON and husband,**  
**DEWEY JOHNSON**  
**2186 Tillingham Court**  
**Dunwoody, GA 30338**

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:

Those certain tracts or parcels of land containing an original approximate acreage of 977 acres, more or less, all in Murphy Township, Cherokee County, North Carolina and more particularly described as follows:

Tract One:

Being all that certain parcel of land commonly referred to as Tract FM 5601 as shown on a plat of survey

entitled "Boundary Survey for Champion Realty Corporation, Ferguson and Sneed Tracts, FMU-5601", prepared by C. O. Hampton Company, Land Surveyors, Dated March 16, 2000 and recorded on March 21, 2000 in Plat Cabinet D, Slide 42 of the Cherokee County Registry, and also being the same parcel of land as described in that certain deed from Harry E. and Juanita Ferguson to Champion Paper and Fibre Company dated March 4, 1953, and recorded in Deed Book 191, Page 102, Cherokee County Registry, and in that certain deed from Lee and Nora L. Sneed to Champion Paper and Fibre Company dated March 16, 1976 and recorded in Deed Book 191, Page 108, Cherokee County Registry and as described in that certain North Carolina Special Warranty Deed dated September 4, 1999 from Champion International Corporation to Champion Realty Corporation, recorded in Deed Book 841, Page 177 and re-recorded in Deed Book 848, Page 158 Cherokee County Registry.

Together with those certain 0.41 acre and 0.25 acre (Deed Book 893, Page 161) parcels of land located on the Southeastern corner of the property as shown on a plat of survey entitled "Boundary Survey for Champion Realty Corporation, Ferguson and Sneed Tracts, FMU-5601" prepared by C. O. Hampton Company - Land Surveyors, dated March 16, 2000 and recorded on March 21, 2000, in File Cabinet D, Slide 42 Cherokee County Registry, for access to state roads.

Also, together with that certain 0.12 acre parcel of land and being more particularly described in the Deed from Marcus Lee Hedrick and wife, Lorraine Hedrick, et als to Mountain Communities, LLC, dated November 2, 2004, recorded in Deed Book 1128, Page 150, Cherokee County Registry, for access to state roads.

**Tract Two**

All that certain tract or parcel of land containing 1 acre, more or less, lying in Murphy Township, Cherokee County, North Carolina and being more particularly described as follows:

BEGINNING at an iron pin driven in the ground on the West bank of a small branch in the U.S. Highway 64 right-of-way; thence with said highway right-of-way S 80-20 W 484 feet to an iron pin driven in said highway right-of-way; thence S 9-40 E 90 feet to an iron pin on the North bank of the Hiwassee River; thence N 80-20 E 84 feet to a stake on the North bank of said river; thence with the meanders of said river upstream N 85 E 300 feet to an iron pin driven on the North bank of said river at the mouth of a small branch; thence with the meanders of said branch upstream N 32-10 E 148 feet to the BEGINNING.

**Tract Three:**

All that certain tract or parcel of land containing 9.86 acres, more or less, located in District #1 in Murphy Township, Cherokee County, North Carolina, and being more particularly described in that certain plat of survey entitled "Mountain Communities, LLC, property of Wayne Wells and wife, Brenda Wells", dated June 15, 2004, WW Land Surveying, Inc., prepared by Jeffrey B. Weatherly, PLS #L-2988 and recorded in Plat Cabinet E, Slide 152A, Cherokee County Registry, which is incorporated herein by reference for particular metes and bounds as if fully set forth herein.

LESS AND EXCEPT from the hereinabove conveyance the following tracts or parcels of land that have previously been conveyed out as follows:

1. Tract 12 of Fall Branch Estates, as recorded in Deed Book 909, Page 212, Cherokee County Registry.

2. Tracts 15, 16, 17 and 18 of Fall Branch Estates, as recorded in Deed Book 909, Page 116, Cherokee County Registry.
  3. Tract 19 of Fall Branch Estates, as recorded in Deed Book 919, Page 136, Cherokee County Registry.
  4. Tract 26 of Fall Branch Estates, as recorded in Deed Book 955, Page 794, Cherokee County Registry.
  5. Tracts 28, 29 and 30 of Fall Branch Estates, as recorded in Deed Book 931, Page 89, Cherokee County Registry.
  6. Lot 32 of Fall Branch Estates, as recorded in Deed Book 948, Page 505, Cherokee County Registry.
  7. Lot 37 of Fall Branch Estates, as recorded in Deed Book 933, Page 20, Cherokee County Registry.
  8. Tract 38 of Fall Branch Estates, as recorded in Deed Book 939, Page 60, Cherokee County Registry.
  9. Tract 121 of Fall Branch Estates, as recorded in Deed Book 959, Page 677, Cherokee County Registry.
  10. Tract 63 of Fall Branch Estates, as recorded in Deed Book 981, Page 756, Cherokee County Registry.
  11. Tract 61 of Fall Branch Estates, as recorded in Deed Book 981, Page 753, Cherokee County Registry.
  12. Tract 86 of Fall Branch Estates, as recorded in Deed Book 984, Page 135, Cherokee County Registry.
  13. Tract 93 of Fall Branch Estates, as recorded in Deed Book 967, Page 361, Cherokee County Registry.
  14. Tract 43 of Fall Branch Estates, as recorded in Deed Book 971, Page 123, Cherokee County Registry.
  15. Tract 138 of Fall Branch Estates, as recorded in Deed Book 979, Page 86, Cherokee County Registry.
  16. Tract 126B of Fall Branch Estates, as recorded in Deed Book 984, Page 690, Cherokee County Registry.
  17. Tract 103 of Fall Branch Estates, as recorded in Deed Book 985, Page 442, Cherokee County Registry.
  18. Tract 50 of Fall Branch Estates, as recorded in Deed Book 987, Page 46, Cherokee County Registry.
  19. Tract 70 of Fall Branch Estates, as recorded in Deed Book 987, Page 57, Cherokee County Registry.
  20. Tract 51 of Fall Branch Estates, as recorded in Deed Book 988, Page 758, Cherokee County Registry.
  21. Tract 74 of Fall Branch Estates, as recorded in Deed Book 989, Page 379, Cherokee County Registry.
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26. Tract 91 of Fall Branch Estates, as recorded in Deed Book 966, Page 539, Cherokee County Registry.
  27. Tract 87 of Fall Branch Estates, as recorded in Deed Book 967, Page 371, Cherokee County Registry.
  28. Tract 85 of Fall Branch Estates, as recorded in Deed Book 968, Page 46, Cherokee County Registry.
  29. Tract 75 of Fall Branch Estates, as recorded in Deed Book 968, Page 609, Cherokee County Registry.
  30. Tract 88 of Fall Branch Estates, as recorded in Deed Book 968, Page 620, Cherokee County Registry.
  31. Tract 107 of Fall Branch Estates, as recorded in Deed Book 969, Page 115, Cherokee County Registry.
  32. Tract 108B of Fall Branch Estates, as recorded in Deed Book 969, Page 125, Cherokee County Registry.
  33. Tract 123 of Fall Branch Estates, as recorded in Deed Book 969, Page 171, Cherokee County Registry.
  34. Tract 58 of Fall Branch Estates, as recorded in Deed Book 969, Page 135, Cherokee County Registry.
  35. Tract 98 of Fall Branch Estates, as recorded in Deed Book 971, Page 747, Cherokee County Registry.
  36. Tract 89 of Fall Branch Estates, as recorded in Deed Book 971, Page 736, Cherokee County Registry.
  37. Tract 56 of Fall Branch Estates, as recorded in Deed Book 971, Page 725, Cherokee County Registry.
  38. Tract 134 of Fall Branch Estates, as recorded in Deed Book 973, Page 513, Cherokee County Registry.
  39. Tract 41 of Fall Branch Estates, as recorded in Deed Book 973, Page 503, Cherokee County Registry.
  40. Tract 133 of Fall Branch Estates, as recorded in Deed Book 973, Page 523, Cherokee County Registry.
  41. Tract 90 of Fall Branch Estates, as recorded in Deed Book 973, Page 822, Cherokee County Registry.
  42. Tract 139 of Fall Branch Estates, as recorded in Deed Book 973, Page 833, Cherokee County Registry.
  43. Tract 137 of Fall Branch Estates, as recorded in Deed Book 973, Page 811, Cherokee County Registry.
  44. Tract 68 of Fall Branch Estates, as recorded in Deed Book 976, Page 270, Cherokee County Registry.
  45. Tract 136 of Fall Branch Estates, as recorded in Deed Book 976, Page 545, Cherokee County Registry.
  46. Tract 67 of Fall Branch Estates, as recorded in Deed Book 977, Page 449, Cherokee County Registry.
  47. Tract 116A of Fall Branch Estates, as recorded in Deed Book 991, Page 296, Cherokee County Registry.

48. Tract 60 of Fall Branch Estates, as recorded in Deed Book 995, Page 835, Cherokee County Registry.
49. Tract 78A of Fall Branch Estates, as recorded in Deed Book 995, Page 845, Cherokee County Registry.
50. Tract 180 of Fall Branch Estates, as recorded in Deed Book 996, Page 249, Cherokee County Registry.
51. Tract 62 of Fall Branch Estates, as recorded in Deed Book 996, Page 536, Cherokee County Registry.
52. Tract 95 of Fall Branch Estates, as recorded in Deed Book 999, Page 353, Cherokee County Registry.
53. Tract 168 of Fall Branch Estates, as recorded in Deed Book 1000, Page 49, Cherokee County Registry.
54. Tract 96 of Fall Branch Estates, as recorded in Deed Book 1000, Page 338, Cherokee County Registry.
55. Tract 127A of Fall Branch Estates, as recorded in Deed Book 1000, Page 347, Cherokee County Registry.
56. Tract 153 of Fall Branch Estates, as recorded in Deed Book 1000, Page 800, Cherokee County Registry.
57. Tract 54B of Fall Branch Estates, as recorded in Deed Book 1001, Page 45, Cherokee County Registry.
58. Tract 116B of Fall Branch Estates, as recorded in Deed Book 1001, Page 59, Cherokee County Registry.
59. Tract 199 of Fall Branch Estates, as recorded in Deed Book 1001, Page 585, Cherokee County Registry.
60. Tract 48 of Fall Branch Estates, as recorded in Deed Book 1002, Page 713, Cherokee County Registry.
61. Tract 59 of Fall Branch Estates, as recorded in Deed Book 1005, Page 424, Cherokee County Registry.
62. Tract 190 of Fall Branch Estates, as recorded in Deed Book 1010, Page 520, Cherokee County Registry.
63. Tract 80 of Fall Branch Estates, as recorded in Deed Book 1010, Page 535, Cherokee County Registry.
64. Tract 159 of Fall Branch Estates, as recorded in Deed Book 1010, Page 549, Cherokee County Registry.
65. Tract 94 of Fall Branch Estates, as recorded in Deed Book 1013, Page 228, Cherokee County Registry.
66. Tract 152 of Fall Branch Estates, as recorded in Deed Book 1013, Page 285, Cherokee County Registry.
67. Tract 40 of Fall Branch Estates, as recorded in Deed Book 1013, Page 349, Cherokee County Registry.
68. Tract 158 of Fall Branch Estates, as recorded in Deed Book 1013, Page 606, Cherokee County Registry.
69. Tract 100 of Fall Branch Estates, as recorded in Deed Book 1004, Page 595, Cherokee County Registry.
70. Tract 202 of Fall Branch Estates, as recorded in Deed Book 1005, Page 519, Cherokee County Registry.
71. Tract 151 of Fall Branch Estates, as recorded in Deed Book 1008, Page 53, Cherokee County Registry.
72. Tract 179 of Fall Branch Estates, as recorded in Deed Book 1014, Page 164, Cherokee County Registry.
73. Tract 135 of Fall Branch Estates, as recorded in Deed Book 1019, Page 317, Cherokee County Registry.
74. Tract 117 (1.96 acre) of Fall Branch Estates, as recorded in Deed Book 997, Page 185, Cherokee County Registry.
75. Tract No. (2.27 acre) of Fall Branch Estates, as recorded in Deed Book 1008, Page 678, Cherokee County Registry.
- 76.
- 77.
78. Tract 148 of Fall Branch Estates, as recorded in Deed Book 1001, Page 48, Cherokee County Registry.
79. Tract 438 of Fall Branch Estates, as recorded in Deed Book 1076, Page 883, Cherokee County Registry.
80. Tracts 130 and 170 of Fall Branch Estates, as recorded in Deed Book 1043, Page 469, Cherokee County Registry.
81. Tract 169 of Fall Branch Estates, as recorded in Deed Book 1045, Page 23, Cherokee County Registry.
82. Tract 97 of Fall Branch Estates, as recorded in Deed Book 1045, Page 509, Cherokee County Registry.
83. Tract 208 of Fall Branch Estates, as recorded in Deed Book 1046, Page 267, Cherokee County Registry.
84. Tract 172 of Fall Branch Estates, as recorded in Deed Book 1046, Page 276, Cherokee County Registry.
85. Tract 209 of Fall Branch Estates, as recorded in Deed Book 1047, Page 210, Cherokee County Registry.

86. Tract 113A of Fall Branch Estates, as recorded in Deed Book 1051, Page 80, Cherokee County Registry.
87. Tract 77B of Fall Branch Estates, as recorded in Deed Book 1053, Page 526, Cherokee County Registry.
88. Tract 195 of Fall Branch Estates, as recorded in Deed Book 1054, Page 47, Cherokee County Registry.
89. Tract 182 of Fall Branch Estates, as recorded in Deed Book 1056, Page 73, Cherokee County Registry.
90. Tracts 174, 108A, 109 and 205 of Fall Branch Estates, as recorded in Deed Book 1057, Page 621, Cherokee County Registry.
91. Tract 44A of Fall Branch Estates, as recorded in Deed Book 1059, Page 138, Cherokee County Registry.
92. Tract 185 of Fall Branch Estates, as recorded in Deed Book 1062, Page 818, Cherokee County Registry.
93. Tract 125 of Fall Branch Estates, as recorded in Deed Book 1064, Page 690, Cherokee County Registry.
94. Tracts 10C and 10D of Fall Branch Estates, as recorded in Deed Book 1064, Page 868, Cherokee County Registry.
95. Tract 167 of Fall Branch Estates, as recorded in Deed Book 1066, Page 482, Cherokee County Registry.
96. Tract 188 of Fall Branch Estates, as recorded in Deed Book 1066, Page 485, Cherokee County Registry.
97. Tract 191 of Fall Branch Estates, as recorded in Deed Book 1066, Page 494, Cherokee County Registry.
98. Tract 201 of Fall Branch Estates, as recorded in Deed Book 1068, Page 1, Cherokee County Registry.
99. Tract 184 of Fall Branch Estates, as recorded in Deed Book 1070, Page 302, Cherokee County Registry.
100. Tract 57 of Fall Branch Estates, as recorded in Deed Book 1070, Page 512, Cherokee County Registry.
101. Tract 53 of Fall Branch Estates, as recorded in Deed Book 1070, Page 624, Cherokee County Registry.
102. Tract 196 of Fall Branch Estates, as recorded in Deed Book 1071, Page 663, Cherokee County Registry and re-recorded in Deed Book 1072, Page 644, Cherokee County Registry.
103. Tract 55 of Fall Branch Estates, as recorded in Deed Book 1071, Page 806, Cherokee County Registry.
104. Tract 83 of Fall Branch Estates, as recorded in Deed Book 1071, Page 815, Cherokee County Registry.
105. Tract 112 of Fall Branch Estates, as recorded in Deed Book 1071, Page 824, Cherokee County Registry.
106. Tract 155 of Fall Branch Estates, as recorded in Deed Book 1072, Page 408, Cherokee County Registry.
107. Tract 409 of Fall Branch Estates, as recorded in Deed Book 1072, Page 417, Cherokee County Registry.
108. Tract 156 of Fall Branch Estates, as recorded in Deed Book 1072, Page 425, Cherokee County Registry and re-recorded in Deed Book 1073, Page 29, Cherokee County Registry.
109. Tract 410 of Fall Branch Estates, as recorded in Deed Book 1072, Page 591, Cherokee County Registry.
110. Tract 197 of Fall Branch Estates, as recorded in Deed Book 1072, Page 600, Cherokee County Registry.
111. Tract 110 (2.23 acre) of Fall Branch Estates, as recorded in Deed Book 1072, Page 641, Cherokee County Registry.
112. Tract 45A of Fall Branch Estates, as recorded in Deed Book 1072, Page 742, Cherokee County Registry.
113. Tract 66 of Fall Branch Estates, as recorded in Deed Book 1073, Page 44, Cherokee County Registry.
114. Tract 408 of Fall Branch Estates, as recorded in Deed Book 1073, Page 133, Cherokee County Registry.
115. Tract 200 of Fall Branch Estates, as recorded in Deed Book 1073, Page 142, Cherokee County Registry.
116. Tract 181 of Fall Branch Estates, as recorded in Deed Book 1074, Page 713, Cherokee County Registry.
117. Tract 211 of Fall Branch Estates, as recorded in Deed Book 1074, Page 716, Cherokee County Registry.
118. Tract 47 of Fall Branch Estates, as recorded in Deed Book 1075, Page 87, Cherokee County Registry.
119. Tracts 160 & 161 of Fall Branch Estates, as recorded in Deed Book 1075, Page 690, Cherokee County Registry.
120. Tract 441 of Fall Branch Estates, as recorded in Deed Book 1076, Page 220, Cherokee County Registry.
121. Tract 106A of Fall Branch Estates, as recorded in Deed Book 1077, Page 693, Cherokee County Registry.
122. Tract 92 of Fall Branch Estates, as recorded in Deed Book 1077, Page 745, Cherokee County Registry.

123. Tract 44B of Fall Branch Estates, as recorded in Deed Book 1078, Page 359, Cherokee County Registry.
124. Tract 415 of Fall Branch Estates, as recorded in Deed Book 1078, Page 556, Cherokee County Registry.
125. Tract 31B of Fall Branch Estates, as recorded in Deed Book 1053, Page 540, Cherokee County Registry.
126. Tract 120 of Fall Branch Estates, as recorded in Deed Book 1079, Page 57, Cherokee County Registry.
127. Tract 147 (2.69 acres) of Fall Branch Estates, as recorded in Deed Book 1079, Page 354, Cherokee County Registry.
128. Tract 166 of Fall Branch Estates, as recorded in Deed Book 1080, Page 151, Cherokee County Registry.
129. Tract 39J of Fall Branch Estates, as recorded in Deed Book 1080, Page 542, Cherokee County Registry.
130. Tract 402 of Fall Branch Estates, as recorded in Deed Book 1080, Page 840, Cherokee County Registry.
131. Tract 403 of Fall Branch Estates, as recorded in Deed Book 1080, Page 868, Cherokee County Registry.
132. Tract 106B of Fall Branch Estates, as recorded in Deed Book 1081, Page 77, Cherokee County Registry.
133. Tract 421 of Fall Branch Estates, as recorded in Deed Book 1081, Page 116, Cherokee County Registry.
134. Tract 435 of Fall Branch Estates, as recorded in Deed Book 1081, Page 335, Cherokee County Registry.
135. Tract 126A of Fall Branch Estates, as recorded in Deed Book 1081, Page 820, Cherokee County Registry and re-recorded in Deed Book 1082, Page 157, Cherokee County Registry.
136. Tract 173 of Fall Branch Estates, as recorded in Deed Book 1082, Page 155, Cherokee County Registry.
137. Tract 51B of Fall Branch Estates, as recorded in Deed Book 1084, Page 501, Cherokee County Registry.
138. Tract 78B of Fall Branch Estates, as recorded in Deed Book 1084, Page 515, Cherokee County Registry.
139. Tract 194 of Fall Branch Estates, as recorded in Deed Book 1084, Page 527, Cherokee County Registry.
140. Tract 436 of Fall Branch Estates, as recorded in Deed Book 1087, Page 308, Cherokee County Registry.
141. Tract 196 of Fall Branch Estates, as recorded in Deed Book 1087, Page 513, Cherokee County Registry.
142. Tract 102 of Fall Branch Estates, as recorded in Deed Book 1087, Page 525, Cherokee County Registry.
143. Tract 127B of Fall Branch Estates, as recorded in Deed Book 1087, Page 735, Cherokee County Registry.
144. Tract 175 of Fall Branch Estates, as recorded in Deed Book 1088, Page 840, Cherokee County Registry.
145. Tract 132 of Fall Branch Estates, as recorded in Deed Book 1090, Page 113, Cherokee County Registry.
146. Tract 42A of Fall Branch Estates, as recorded in Deed Book 1090, Page 739, Cherokee County Registry.
147. Tract 246 of Fall Branch Estates, as recorded in Deed Book 1091, Page 177, Cherokee County Registry.
148. Tract 104 of Fall Branch Estates, as recorded in Deed Book 1091, Page 319, Cherokee County Registry.
149. Tract 44C of Fall Branch Estates, as recorded in Deed Book 1091, Page 321, Cherokee County Registry.
150. Tract 105 of Fall Branch Estates, as recorded in Deed Book 1091, Page 704, Cherokee County Registry.
151. Tract 119 of Fall Branch Estates, as recorded in Deed Book 1091, Page 716, Cherokee County Registry.
152. Tracts 46A & 46B of Fall Branch Estates, as recorded in Deed Book 1093, Page 685, Cherokee County Registry.
153. Tracts 154 & 155 of Fall Branch Estates, as recorded in Deed Book 1105, Page 389, Cherokee County Registry.
154. 8.33 acres, more or less, conveyed to Wayne Wells and wife, Brenda Wells, recorded in Deed Book

1193, Page 377, Cherokee County, Registry.

155. Lot 84-T, containing 1.64 acres of Fall Branch Estates, as recorded in Deed Book 1250, Page 689, Cherokee County Registry.

156. Tract 100, of Fall Branch Estates, conveyed in Deed Book 979, Page 76, Cherokee County Registry.

157.

158. Tract 128 and 129, Fall Branch Estates, conveyed in Deed Book 1022, Page 344, Cherokee County Registry.

159. Tract 140, Fall Branch Estates, conveyed in Deed Book 1024, Page 77, Cherokee County Registry.

160. Tract 77A, Fall Branch Estates, conveyed in Deed Book 1025, Page 6, Cherokee County Registry.

161. Tract 154, Fall Branch Estates, conveyed in Deed Book 1025, Page 469, Cherokee County Registry.

162. Tract 204, Fall Branch Estates, conveyed in Deed Book 1028, Page 199, Cherokee County Registry.

163. Tract 131, Fall Branch Estates, conveyed in Deed Book 1028, Page 228, Cherokee County Registry.

164.

165. Tract 54A, Fall Branch Estates, conveyed in Deed Book 1029, Page 669, Cherokee County Registry.

166. Tract 149, Fall Branch Estates, conveyed in Deed Book 1061, Page 421, Cherokee County Registry.

167. Tract 426, Fall Branch Estates, conveyed in Deed Book 1254, Page 408, Cherokee County Registry.

168.

SAVE AND EXCEPT all other previous conveyances.

ALSO HEREIN CONVEYED is that certain right and easement to obtain water from a spring which is more particularly described in Deed Book 231, Page 59, Cherokee County Registry.

EXCEPTING AND RESERVING from this conveyance is that certain tract or parcel of land which is more particularly described in Deed Book 563, Page 195, Cherokee County Registry.

This conveyance is subject to those certain rights of way and easements in favor of the State of North Carolina for U.S. Highway 64 as filed for record in Deed Book 563, Page 196 and in Deed Book 563, Page 197 Cherokee County Registry.

The herein described property is subject to that certain easement to the Town of Murphy as recorded in Deed Book 920, Page 170, Cherokee County, North Carolina Registry.

ALSO HEREIN CONVEYED WITH AND SUBJECT TO the Declaration of Restrictions as recorded in Deed Book 904, page 155, and that certain Amended Declaration of Restrictions, Conditions, Easements, Covenants, Agreements, Liens, and Charges for Fall Branch Estate Subdivision also Known as Scottie Mountain Resort and Spa dated January 28, 2002 as recorded in Book 964, Page 297, Cherokee County Registry, North Carolina.

Subject to Restrictions and Covenants contained in that certain Special Warranty Deed recorded in Deed Book 894, page 194, Cherokee County, North Carolina.

ALSO CONVEYED is a non-exclusive, perpetual right of way and easement over and across the private access road within Fall Branch Estates for the purpose of ingress, egress and regress from the herein described property to the State Road.

SUBJECT TO the relocation of easement recorded in Deed Book 1034, Page 111, Cherokee County Registry.

Also herein conveyed is the easement described in Deed Book 1574, Page 206, Cherokee County Registry.

**Intended to be, and being, all real property owned by Fall Branch Investors, LLC, located in Cherokee County, North Carolina.**

FOR SOURCE OF TITLE reference Deed Book 1334, Page 864, 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.

WALTON ACCOMMODATIONS 82, LLC

 (SEAL)

By: Katrina Walton, Member/Manager

State of Florida, County of Jefferson

I SHERRYL ANITA COLLINS, a Notary Public of said state and county, do hereby certify that **Katrina Walton**, being personally known to me personally appeared before me this day and acknowledged that she is Member/Manager of **Walton Accommodations 82, LLC, A Florida Limited Liability Company**, and that she, as Member/Manager, being authorized to do so, executed the foregoing on behalf of the limited liability company.

WITNESS my hand and official seal, this the 1 day of August 2022.



Sherryl Anita Collins (Notary Seal)  
Notary Public

My commission expires \_\_\_\_\_

Prepared By  
**Cowan & Cowan, P.A.**  
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