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BOOK 01707 CHEROKEE
PAGE 0142 THRU 0146 COUNTY NC
INSTRUMENT # 01813 DAPHNE DOCKERY
RECORDING \$26.00 REGISTER
EXCISE TAX \$86.00 OF DEEDS
KMW

CHEROKEE COUNTY TAX CERTIFICATION

There are no delinquent taxes due that are a lien against the Parcel Numbers(s) set forth in this deed.

Cherokee County Tax Collector

Date: 3/21/2022 By: [Signature]

GENERAL WARRANTY DEED

REVENUE STAMP: \$86.00

PINS# 4580-03-31-6190-000; 4580-03-31-4030-000

This instrument was prepared by Attorney Chelsea L. Rodriguez. 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 Grantee herein by said law firm.

Mail after recording to McKeever & Smith, P.A., P.O. Box 491, Murphy NC 28906

This instrument prepared by Attorney Chelsea L. Rodriguez 4701 W US Hwy 64, Murphy NC 28906

Brief description for the index: TR 52B & 52B-1 SEC B MARY KING MTN 1294/812

THIS DEED made this **11th day of March, 2022** by and between

GRANTORS

**GLENN A. CURTIS and wife,
ELIZABETH A. CURTIS**
P.O. Box 10
Hampton, NY 12837

GRANTEES

**ALAN STOKES and wife,
SAMANTHA LEUTE**
12976 69th Street North
West Palm Beach, FL 33412

The collective designations of Grantor and Grantee as used within this document will include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

IN WITNESS WHEREOF, the said Grantors, for consideration of Ten Dollars (\$10.00) and other consideration to them in hand paid, 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 tract or parcel of land lying and being in the County of Cherokee, and State of North Carolina, in **Notla Township** and more particularly described as follows:

That certain tract or parcel of land containing 4.04 acres, more or less, designated as Tract 52B, Section B of Mary King Mountain Development, in Notla Township, Cherokee County, North Carolina, and being more particularly described according to a plat of survey by Lloyd B. Adams, P.L.S., dated April 25, 2007 and from said plat of survey being more particularly described as follows:

BEGINNING at a point in the centerline of a subdivision access road, having a 60 foot wide right of way, where it intersects with the centerline of an existing access road, having a 40 foot wide right of way, a corner common to Lot 52A-1, Section B of Mary King Mountain, Harvey (Deed Book 1230, Page 523) and in a line common to Lot 26B-3, Section B of Mary King Mountain, Fulmere (Deed Book 1204, Page 665); thence with the centerline of the subdivision access road and a line common to Fulmere, South 59°09' East 51.32 feet to a point in said road centerline and a corner common to Lot 27, Section B of Mary King Mountain, Bonnett (Deed Book 712, page 186); thence leaving said road centerline and with a line common to Bonnett, South 39°08' West 29.73 feet to an iron rod found and South 39°08' West 161.37 feet to an iron rod found, said iron rod found lies South 87°08' West 320.01 feet from an iron rod found and said iron rod found lies South 21°59' West 78.45 feet from another iron rod found; thence continuing with a line common to Bonnett, South 74°19' West 124.92 feet to an iron rod found, South 46°38' West 100.02 feet to an iron rod set concrete, South 46°38' West 207.07 feet to an iron rod found and South 49°20' West 126.07 feet to an iron rod found at a corner common to Bonnett and in a line common to Roberts (Deed Book 747, Page 98); thence with a line common to Roberts, North 38°43' West 100.46 feet to an iron rod found and North 42°23' West 101.86 feet to an iron rod set at a corner common to Roberts, Lot 57, Section B of Mary King Mountain, Roberts (Deed Book 778, Page 51) and Lot 52A-6, Section B of Mary King Mountain, Kryder (Deed Book 1217, page 562); thence with a line common to Kryder, North 35°21' East 302.16 feet to an iron rod found and North 35°18' East 19.71 feet to a point in the centerline of the aforementioned existing access road, and having a 40 foot wide right of way, a corner common to Kryder and Lot 52A-5, Section B of Mary King Mountain, Hansen (Deed Book 866, Page 130); thence with the centerline of the existing access road and a line common to Hansen, North 41°03' East 39.36 feet to a point in said road centerline; thence with a line common to Hansen and then with Lot 52A-3, Section B of Mary King Mountain, Hager (Deed Book 938, Page 40) and continuing with said road centerline North 41°03' East 71.49 feet and North 53°12' East 86.06 feet to a point in said road centerline; thence with line common to Hager and then with Lot 52A-2, Section B of Mary King Mountain, Smith (Deed Book 1155, Page 803) and continuing with said road centerline North 67°51' East 47.25 feet and North 82°51' East 51.38 feet to a point in said road centerline; thence with a line common to Smith and then Harvey and continuing with said road centerline South 69°55' East 166.60 feet and South

75°59' East 70.15 feet to the point and place of BEGINNING, containing 4.04 acres, more or less.

ALSO HEREIN CONVEYED is a non-exclusive, perpetual right of way and easement sixty (60) feet in width, thirty (30) feet on each side of the centerline thereof extending along the existing subdivision access road(s) which serve(s) the tract and over the existing access road 40 feet in width, 20 feet on each side of the centerline thereof, the centerline of which forms part of the North boundary line of the above described tract and which leads to the access road 60 feet in width and continuing therefrom through the remaining appurtenant subdivision lands so as to provide vehicular ingress, egress and regress from the herein described lands to the State maintained road, being North Carolina State Secondary Road# 1556, there being excepted and reserved from the conveyance of title to the herein described lands a reciprocal, non-exclusive, perpetual right of way and easement over and across the existing, appurtenant subdivision access road(s) including the road 40 feet in width, 20 feet on each side of the centerline thereof, the centerline of which forms part of the North boundary line of the above described tract so as to provide vehicular ingress and regress from North Carolina State Secondary Road #1556 to the remaining appurtenant subdivision lots of what is known as "Mary King Mountain Property".

TOGETHER WITH AND SUBJECT TO an Easement Deed for access as set forth in Deed Book 523, Page 193 and Deed Book 523, Page 194, Cherokee County, NC Registry.

THIS CONVEYANCE IS SUBJECT TO:

- (1) That right of way and easement specified in that indenture dated October 12, 1983 from Cherokee Hills Development Corporation to Blue Ridge Mountain Electric Membership Corporation for the erection, construction, operation, maintenance, service, repair and reconstruction along and within subdivision access road(s) situate on the 988.28 acre tract, known as "Mary King Mountain Property" together with any and all other appurtenances thereunto belonging as specified therein as filed for record in Deed Book 471, Page 210, Cherokee County, North Carolina Registry, reference to which is made hereby for incorporation herein.
- (2) That right of way and easement dated August 5, 1983 from Mountain & Valley Properties, Inc. to Blue Ridge Mountain Electric Membership Corporation for the erection, construction, operation, maintenance, service, repair and reconstruction of lines for distribution of electric energy as specified therein as filed for record in Deed Book 468, Page 167, Cherokee County, North Carolina Registry, reference to which is made hereby for incorporation herein.
- (3) Covenants, restrictions, reservations, terms and conditions governing the use and enjoyment of lands known as "Mary King Mountain Property" as specified in that indenture dated July 23, 1983, executed and filed for record by Mountain & Valley Properties, Inc., in Deed Book 468, Page 172, Cherokee County,

North Carolina Registry, reference to which is made hereby for incorporation herein.

- (4) That portion of the right of way and easement, if any, seventy five (75) feet in width to the United States of America for electric transmission lines as set forth in that deed dated February 9, 1942 from Mabel T. Eager as filed for record in Deed Book 139, Page 235, Cherokee County, North Carolina Registry.
- (5) That portion of a right of way easement, if any, 87.5 feet in width, in favor of United States of America for electric transmission line as granted by deed dated February 18, 1976 from Cherokee Hills Development Corporation, a Florida corporation, and filed for record in Deed Book 358, Page 107, Cherokee County, North Carolina Registry.
- (6) That right of way and easement, if any, in favor of North Carolina Department of Transportation for North Carolina State Secondary Road #1556 (Old U.S. Highway 19) and North Carolina State Secondary Road (known as "Martins Creek Road").

FOR SOURCE OF TITLE reference Deed Book 1435, Page 595, and Deed Book 1354, Page 106, Cherokee County, NC Registry.

All or a portion of the property herein conveyed does ____/does not X include the primary residence of the Grantor.

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 the 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 the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions herein stated

IN TESTIMONY WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

Glenn A. Curtis (SEAL)
GLENN A. CURTIS

Elizabeth A. Curtis (SEAL)
ELIZABETH A. CURTIS

**Grantor Acknowledgement
By Notary Public**

STATE OF NEW YORK
COUNTY OF WASHINGTON

I, GARY GUTOWSKI, a Notary Public for said County and State hereby certify that **GLENN A. CURTIS and wife, ELIZABETH A. CURTIS** personally known to me or who has produced DRIVER'S LICENSE as satisfactory evidence of identification, acknowledged the voluntary due execution of the foregoing instrument before me this 17th day of MARCH, 2022, by whom for the stated therein.

Notary Public Signature: *Gary Gutowski*

(Seal/Stamp)

Notary Public Name: GARY GUTOWSKI

My commission expires: 5/31/2023

GARY GUTOWSKI
Notary Public, State of New York
No. 02GU1609250
Qualified in Washington County
Commission Expires May 31, 2023