

NORTH CAROLINA
JACKSON COUNTY

THE CERTIFICATE OF:
Karen E. Wiggins

By: Joe Hamilton
Stephanie Hissom, Reg.

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Recorded: 06/14/2005 at 02:58:41 PM
Fee Amt: \$17.00 Page 1 of 2
Excise Tax: \$0.00
Jackson County, NC
Joe Hamilton Register of Deeds
BK **1507** PG **331-332**

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 20____
by _____
Mail after recording to _____

This instrument prepared by _____ GRANTOR
Brief Description for the Index Lot #3 0.745 acres

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 17th day of May, 2005, by and between:

GRANTOR

Johnnie H. Fortner, Sr.
P.O. Box 207
Bryson City, NC 28713

GRANTEE

Jimmy Mack Tippet and wife,
Mamie Leona Tippet
P.O. Box 735
Whittier, NC 28789

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership

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 and in consideration of the sum of Ten Dollars, and other good and valuable considerations to them in hand 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 or parcel of land situated in the City of _____, Barkers Creek Township, Jackson County, North Carolina and more particularly described as follows:

BEGINNING at an iron pin found at the corner of Holland (B 710 P 705) and following the Holland line N 06° 16' 23" E 28.88 feet to an iron pin at a 36" Poplar, then 80° 44' 01" W 144.89 feet; then S 33° 21' 12" E 46.02 feet to a new iron pin; then N 67° 28' 09" W 15.75 feet; then S 48° 24' 26" W 31.81 feet to the center of a 10' gravel road; then following centerline of said gravel road, S 28°29' 38" E 22.76 feet; S 41° 55' 08" E 36.57 feet; S 40° 48' 06" E 30.47 feet; S 29° 16' 36" E 24.49 feet; S 18° 29' 55" E 27.35 feet; S 17° 08' 11" E 43.02 feet; S 13° 55' 49" E 17.88 feet; then following curve of said gravel road S 16° 26' 52" E 46.47 feet Radius 528.84; then S 18° 57' 54" E 25.92 feet; then following curve of gravel road S 44° 46' 13" E 38.84 feet Radius 43.12'; then S 70° 34' 32" E 25.57 feet; then following curve of gravel road S 77° 36' 30" E 41.88 feet Radius 170.61'; then leaving centerline of gravel road, N 31° 24' 58" W 23.37 feet, N 31° 24' 58" W 26.63 feet, N 05° 14' 39" E 142.08 feet, N 06° 22' 52" E 75.87 feet, N 25° 02' 38" W 52.60 feet to the beginning containing 0.745 acres more or less by DMD, as shown on a plat prepared by William R. Howell P.L.S. L-3514 dated April 2005, Drawing Number R13-D16-05,3-10,000.

There is further conveyed unto the parties of the second part, their heirs, assigns, executors and administrators and this conveyance is made and given subject to all road rights of way previously conveyed, if any, which may affect the above described and conveyed lands.

There is further conveyed unto the parties of the second part, their heirs, assigns, executors and administrators and this conveyance is made and given subject to all water rights and easements for waterlines, previously conveyed, if any, which may affect the above described and conveyed lands.

This conveyance is made and given Subject To the rights of way and easements visible upon the ground and not appearing of record; the rights of way of highway commission recorded in Book 223, page 517; and the utility company right of way recorded in Book 487, page 383, Jackson County Public Registry, to which reference is hereby made.

Being a portion of the lands as conveyed by deed dated December 21, 1995 from Tonie L. Sutton and wife Susan A. Sutton to Johnnie H. Fortner said deed being recorded in Book 910, page 310 Jackson County Public Registry, to which reference is hereby made.

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.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed by a 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 above written.

(Corporate Name)

Johnnie H. Fortner, Sr. (SEAL)
Johnnie H. Fortner, Sr.

By: _____

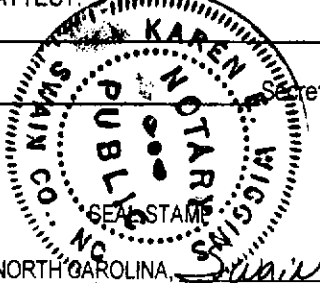
(SEAL)

President

(SEAL)

ATTEST: _____

(SEAL)

Secretary (Corporate Seal)

NORTH CAROLINA, Swain County.

I, a Notary Public of the County and State aforesaid, certify that JOHNNIE H. FORTNER, SR.

Grantor,
Personally appeared before me this day and acknowledged the execution of the foregoing instrument, Witness my hand and official

stamp or seal, this 17th day of May, 2005.

My commission expires: 9-11-09 Karen E. Wiggins Notary Public

SEAL-STAMP

NORTH CAROLINA, _____ County.

I, a Notary Public of the County and State aforesaid, certify that _____

Grantor,

Personally appeared before me this day and acknowledged the execution of the foregoing instrument, Witness my hand and official

stamp or seal, this _____ day of _____, 20 _____.

My commission expires: _____ Notary Public

The foregoing Certificate(s) of _____

is certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown of _____ OF DEEDS FOR _____ COUNTY

By _____ Deputy/Assistant - Register of Deeds