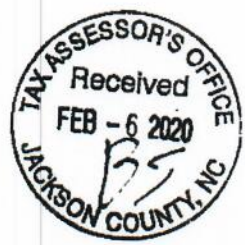


Doc ID: 005880910003 Type: WARRANTY  
Recorded: 02/06/2020 at 08:47:26 AM  
Fee Amt: \$108.00 Page 1 of 3  
Revenue Tax: \$82.00  
Jackson County, NC  
Joe Hamilton Register of Deeds  
BK **2260** PG **886-888**



Revenue \$82.00

THIS INSTRUMENT PREPARED BY  
ORVILLE D. COWARD, JR., a licensed  
North Carolina Attorney. Delinquent taxes,  
if any, to be paid by the closing attorney to  
the county tax collector upon disbursement  
of closing proceeds.

PIN: 7651-46-3075; 7651-46-0583; 7651-46-5467

20F003T

**NORTH CAROLINA GENERAL WARRANTY DEED**

**THIS DEED**, made this the 27th day of January, 2020, by and between **VANDRAKE INVESTMENTS, LLC**, Grantor; and **VDK, LLC**, a North Carolina limited liability company of 2182 Georgia Road, Franklin, NC 28734, Grantee. (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, in consideration of Ten Dollars and Other Valuable Consideration

(\$10.00 OVC), the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, and convey unto the Grantee, in fee simple, all that certain lot or parcel of land situated in Sylva Township, Jackson County, State of North Carolina, and being more particularly described as follows:

BEING a portion of the lands, easements privileges and appurtenances as described in the deed dated June 25, 2019 from Rabun County Bank to VanDrake Investments, LLC, recorded in Book 2241, Pages 1361-1363, Jackson County Public Registry, and being described therein as follows:

“Tracts 1-3:

“Being all of the lands, tenements, easements and appurtenances located in Sylva Township and conveyed by that Deed dated July 1, 2005, from Randy Russotti and wife, Catherine Russotti to Robert J. Koch and wife, Kimberly L. Koch, recorded in Book 1511, Page 818, Jackson County Registry, being 25.77 acres, less and except the property conveyed by Robert J. Koch and Kimberly L. Koch to James M. Peters, recorded at Book 1776, Page 711, Jackson County Registry, being 1.78 acres.”

The foregoing conveyance includes the 30' wide easement and right of way leading from the above described real property to State Road 1712, as described in the deed dated July 1, 2005 from Randy Russotti et ux to Robert J. Koch et ux recorded in Book 1511, Pages 818-820, Jackson County Public Registry.

Subject to easements for existing roadways and utility lines and facilities, to restrictions of record, and to applicable land use laws and ordinances.


**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, subject to the exceptions herein enumerated.

**AND**, subject to the exceptions herein enumerated, 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 the property is free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, the Grantor has hereunto set its hand and seal, or if corporate

has caused this instrument to be signed in its corporate name by its duly authorized officer, the day and year first above written.

**VANDRAKE INVESTMENTS, LLC, a North Carolina limited liability company**

By:  (SEAL)  
Benjamin Vanhook, Its Manager

NORTH CAROLINA  
MACON COUNTY

I, Debra Hyatt-Craddock a Notary Public, do hereby certify that Benjamin Vanhook as Manager of VanDrake Investments, LLC, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this 30<sup>th</sup> day of January, 2020.



Debra Hyatt-Craddock  
Notary Public  
My commission expires: 5-9-2024

