

Type: WARRANTY DEED
Recorded: 5/25/2023 3:04:15 PM
Fee Amt: \$64.00 Page 1 of 5
Revenue Tax: \$38.00
Jackson County, NC
Shandra Sims Register of Deeds

BK 2356 PG 1580 - 1584



May - 25 2023 CC

This instrument prepared by:
SMITH & MORGAN LAW, P.A.
Licensed North Carolina Attorneys
240 Skyland Drive
Sylva, North Carolina 28779

*Delinquent Taxes, if any, to be paid
by the closing attorney to the county
tax collector upon disbursement of
the seller proceeds.*

*Brief Description for the Index:
Lot 4, Hollywalk Subdivision
1.076 acres +/-, Webster Township
PIN 7641-31-9164*

Revenue \$38.00

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 25th day of May, 2023, by and between **JAMES S. HOOK** and wife, **LINDA S. HOOK** of 117 Brookhaven Drive, Black Mountain, NC 28711 (hereinafter referred to as Grantor), and **PAIGE CHRISTIE** of PO Box 2386, Bryson City, NC 28713 (hereinafter referred to as Grantee).

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH

The Grantor, for good and valuable consideration paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has, and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all of that certain lot or parcel of land situated in Webster Township, Jackson County, North Carolina, and more particularly described as follows:

BEING AND COMPREHENDING Lot 4 of Hollywalk Subdivision, containing 1.076 acres, more or less, and being more particularly described on attached **Exhibit A** which is fully incorporated herein.

submitted electronically by "Smith & Morgan Law, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Jackson County Register of Deeds.

AND BEING the same property conveyed unto the Grantor herein by deed recorded in Deed Book 2313, Page 548, Jackson County Registry.

All or a portion of the property herein conveyed _____ includes, or X does not include the primary residence of a Grantor.

This conveyance is made subject to the lien for ad valorem taxes for the current year and all easements, restrictions and conditions of record and affecting said property.

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 noted herein.

**(The remainder of this page intentionally left blank
and signatures begin on following page.)**

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal, this the 5/25/2023 of May, 2023.

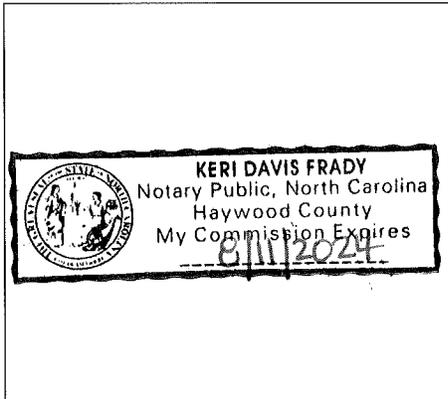
James S. Hook (SEAL)
JAMES S. HOOK

STATE OF NORTH CAROLINA

COUNTY OF Jackson

I, Keri Davis Frady, a Notary Public, do certify that before me personally appeared **JAMES S. HOOK**, the person(s) who signed the preceding or attached record, acknowledging to me that he signed it voluntarily for its stated purpose.

Witness my hand and official seal this 25th day of May, 2023.



[NOTARIAL SEAL]
[Must be fully legible]

Keri Davis Frady
Notary Public

[Note: Notary Public must sign exactly as on notary seal]

My Commission Expires: 8/11/2024

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal, this the 25 of May, 2023.

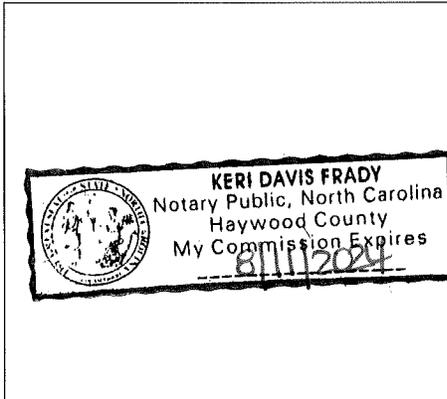
L5H
Linda S. Hook (SEAL)
LINDA S. HOOK

STATE OF NORTH CAROLINA

COUNTY OF Jackson

I, Keri Davis Frady, a Notary Public, do certify that before me personally appeared **LINDA S. HOOK**, the person(s) who signed the preceding or attached record, acknowledging to me that she signed it voluntarily for its stated purpose.

Witness my hand and official seal this 25th day of May, 2023.



[NOTARIAL SEAL]
[Must be fully legible]

Keri Davis Frady
Notary Public

[Note: Notary Public must sign exactly as on notary seal]

My Commission Expires: 8/11/2024

EXHIBIT "A"

Being and comprehending Revised Lot 4, Section 1 of Hollywalk, containing 1.076 acres, more or less, as shown on plat recorded in Plat Cabinet 22 at Slide 982 of the Jackson County Public Registry; specific reference to which is herein made for a more complete description.

Together with and Subject to a perpetual and assignable right of ingress and egress over all roads and right of ways leading to the state-maintained road existing or hereafter constructed in Hollywalk as shown on plats recorded in Plat Cabinet 15 at Slides 440 and 441, and Plat Cabinet 22, Slide 982, of the Jackson County Public Registry; specific to which is herein made.

Together with water rights to Hollywalk Water System #1, for purposes of providing water for domestic purposes to the lands herein described, said Well and Water System #1 being more particularly depicted on that certain unrecorded plat by Lofquist & Associates, Inc. dated July 31, 2006, under project number 0603J02 and recorded in Book 2304 at Page 224 of the Jackson County Public Registry; reference to which is herein made.

Subject to the Declaration of Protective Covenants, Conditions, ad Restrictions for Hollywalk dated March 2, 2005 and recorded in Book 1573 at Page 9; First Amendment dated October 12, 2006 and recorded in Book 1623 at Page 855; Second Amendment dated January 19, 2018 and recorded in Book 2206 at Page 1701 and Third Amendment dated December 27,2019 and recorded in Book 2257 at Page 1355, all of the Jackson County Public Registry; specific reference to which is herein made. Assignment of Developer's Rights to Hollywalk Property Owners Association dated January 25, 2021 and recorded in Book 2293 at Page 1035 of the Jackson County Public Registry.

Subject to the Septic Easement recorded in Book 184 at Page 823 of the Jackson County Public Registry, to which reference to which is herein made.

Subject to all utility easements, rights of ways, facts and matters as shown on the above referenced plat.

AND BEING the same property conveyed unto James S. Hook and wife, Linda S. Hook, by Osceola, LLC, a North Carolina limited liability company, in Deed dated September 2, 2021 and recorded in Deed Book 2313, Page 548, Jackson County Registry.