Doc ID: 006334000003 Type: WARRANTY
Recorded: 03/02/2022 at 01:09:49 PM
Fee Amt: $112.00 Page 1 of 3
Revenue Tax: $86.00
Jackson County, NC
Shandra Sims Register of Deeds
BK 2328 PG 1366-1368

TAX COLLECTOR'S OFFICE
3-2-22
DATE
INITIAL
JACKSON COUNTY, N.C.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax $86.00

Parcel Identifier No. 7527 77 9948 Verified by _____ County on the _____ day of _____, 20 _____
By:

Mail/Box to: The Law Office of James R. Ayers, PLLC; 103-A White Street; Morganton, NC 28655

This instrument was prepared by: James R. Ayers, Attorney at Law

Brief description for the Index: Lot # 6 of Garnet Ridge Preserve

THIS DEED made this day of October , 2021 , by and between

GRANTOR	GRANTEE
GARNET PRESERVE, LLC	MICHELE M. SIMPSON
1705 S. Ocean Blvd. Delray Beach, FL 33483	Mailing Address: 8364 Lake Drive Snellville, GA 30039

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 a valuable consideration 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 _____ Township, Jackson County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2313 page 948.

A map showing the above described property is recorded in Plat Book _____ page _____.

EXHIBIT A

BEING AND COMPREHENDING all of Lot #6, containing 0.953 acres, more or less, GARNET RIDGE PRESERVE, as shown on a map or plat of survey prepared by Tuckasegee Surveying, entitled "Boundary Survey for Garnet Ridge Preserve, Lot 6, Pumpkintown Community, Savannah Township, Jackson County, North Carolina," dated January 2005, bearing Drawing No. R12-D64-05, 3-10,000, recorded contemporaneously herewith in Plat Cabinet 14, Slide 313, Jackson County Public Registry, to which plat reference is hereby made for greater certainty of description.

ALSO BEING all the same lands as described in that certain deed recorded in Book 2236, Page 596, Jackson County Registry, to which reference is specifically made.

TAX PIN#: 7527-77-9948

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee

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, other than the following exceptions.

All rights of way, easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

GARNET PRESERVE, LLC
(Entity Name)

By: _____
Title: Manager

By: _____
Title: _____

By: _____
Title: _____

USE BLACK INK ONLY

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)

SEAL-STAMP

USE BLACK INK ONLY

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20 _____.

My Commission Expires: _____

_____
Notary Public

SEAL-STAMP

DAWN M. TARTE
MY COMMISSION # HH 043474
EXPIRES: December 3, 2024
Bonded Thru Notary Public Underwriters

USE BLACK INK ONLY

State of Florida - County of Broward

I, the undersigned Notary Public of the County and State aforesaid, certify that Rich Applegate personally came before me this day and acknowledged that he is the Member-Manager of Garnet Preserve, LLC, a North Carolina or Florida corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of each entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 28 day of Oct, 20 21.

My Commission Expires: 12/3/24

_____
Notary Public

SEAL-STAMP

USE BLACK INK ONLY

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally appeared before me this day and the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20 _____.

My Commission Expires: _____

_____
Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct.

This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on first page hereof.

_____ Register of Deeds for _____ County

By: _____ Deputy/Assistant – Register of Deeds