Doc ID: 003783530002 Type: CRP
Recorded: 03/28/2008 at 01:01:33 PM
Fee Amt: $17.00 Page 1 of 2
Excise Tax: $0.00
Jackson County, NC
Joe Hamilton Register of Deeds
BK 1736 PG 4-5

MAR 28 RP JACKSON COUNTY, NC

THIS INSTRUMENT PREPARED BY:
Heather C. Baker
705 W. Main St.
Sylva, NC 28779

Split/Unimproved

WARRANTY DEED

REVENUE $-00-

NORTH CAROLINA
JACKSON COUNTY

THIS DEED, made, executed and delivered, this the 19th day of September, 2006, by and between FRED C. PARKER and wife, JOSEFINA MEJIDO PARKER, Grantors; and FRED CARL PARKER, JR., Grantee, whose address is: 357 Tahimek Drive, Sylva, NC 28779;

WITNESSETH:

NOW THEREFORE, the said Grantors, for and in consideration of the sum of Ten ($10.00) Dollars and other good and valuable consideration to them in hand paid by the said Grantees, the receipt of which is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Grantee, his heirs and assigns, all that certain piece, parcel or tract of land, lying and being in Sylva Township, Jackson County, North Carolina, and more particularly described as follows:

BEGINNING at an EIR in the line of Jeannette Bryson (358-10), corner common to Michael Parker (990-277), said point being located N. 62-49-13 E. 162.33 feet from an EIP, corner of the Michael Parker tract; thence with the line of Michael Parker,
-S. 14-56-33 E. 67.03 feet to a point; thence
-S. 14-56-33 E. 17.54 feet to a point in the center of a gravel drive; thence crossing said drive and continuing with the Michael Parker line,
-S. 14-56-27 E. 52.46 feet to another point in said gravel drive; thence with the centerline of said drive,
-S. 05-45-23 W. 44.14 feet to a point; thence leaving said drive and running a new line,
-S. 75-09-43 E. 83.59 feet to a 5/8" IPS; thence
-S. 75-09-43 E. 105.36 feet to a point in the center of an 8' soil drive; thence leaving said soil drive and running with the line of Debbie Thomas,
-N. 22-00-12 E. 118.93 feet to a 5/8" IPS; thence with the Jeanette Bryson line,
-N. 56-31-53 W. 80.00 feet to an EIP,
-N. 53-03-00 W. 166.68 feet to an EIP and
-S. 62-49-00 W. 65.40 feet to the POINT OF BEGINNING, containing 0.87 acre as shown on a plat dated December 10, 2002, by Roy J. Tucker, PLS, Drawing #121602.

BEING AND COMPREHENDING a portion of the lands described in and conveyed by deed from Robert H. Parker and wife, Moira Parker and Harold F. Parker, Single, to Fred C. Parker et ux, Virginia Parker, which deed is recorded in the office of the Register of Deeds for Jackson County, North Carolina, in Deed Book 456 at page 424, to which reference is hereby had; with further reference to Book 951, page 741.

There is **FURTHER CONVEYED** unto the Grantee, his heirs and assigns, and **EXCEPTED AND RESERVED** unto the Grantors, their heirs, assigns, executors and administrators, and **SUBJECT TO** the lawful rights of others in and to the use of same, appurtenant joint road

Approved: Exempt
Jerry Allen: Planning
3/28/08

rights of way for the existing access roads leading from the public road (Cope Creek Road) across the lands of others and to the lands hereinabove described for the purpose of providing access, said road rights of way being described in a deed under road right of way paragraphs numbered 1 and 3, which deed is recorded in the office of the Register of Deeds for Jackson County, North Carolina, in Book 456 at page 424, and this conveyance is made and given SUBJECT TO the maintenance obligations pertaining to the road rights of way set forth therein, all incorporated herein by reference as if fully set forth, said right of way shall include but not be limited to the 8' soil drive forming the southeastern corner, and the 8' gravel drive forming a portion of the western boundary, of the above described lands.

This conveyance is further made and given TOGETHER WITH and SUBJECT TO that certain Right of Way Agreement recorded in the office of the Register of Deeds for Jackson County, North Carolina, in Book 151 at page 286, to which reference is hereby had.

TO HAVE AND TO HOLD the aforesaid and above described parcel or tract of land, with all the rights, privileges and appurtenances thereunto belonging, or in anywise appertaining, unto the said Grantee, his heirs and assigns, executors and administrators, to him and his only use and behoof in fee simple, forever.

AND the said Grantors, for themselves and their heirs, executors and administrator, covenant to and with the said Grantee, his heirs and assigns, executors and administrators, that they are seized of said lands and premises and have a good and lawful right and power to convey the same in fee simple; that said lands and premises are free and clear from all liens and encumbrances, and that the said Grantors, and their heirs, executors and administrators, will, have, and by these presents, do hereby forever warrant and will forever defend the said title to the same unto the said Grantee, his heirs and assigns, executors and administrators, against all lawful claims, whatsoever, of all persons, whomsoever.

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

Fred C Parker (SEAL)
FRED C. PARKER

Josefina Mejido Parker (SEAL)
JOSEFINA MEJIDO PARKER

STATE OF NORTH CAROLINA
COUNTY OF JACKSON

I, Jeanette K. Parris, a Notary Public, do hereby certify that FRED C. PARKER and JOSEFINA MEJIDO PARKER each personally appeared before me this day and acknowledged the due execution by them of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and Notarial Seal, this the 19th day of September, 2006.

Jeanette K. Parris
NOTARY PUBLIC

My Commission Expires:

2-9-2007

JEANETTE K. PARRIS NOTARY PUBLIC JACKSON COUNTY, NC

W:\Jkp\DEEDS\ParkerCarl.wpd (97B141)