

Type: WARRANTY DEED
 Recorded: 2/22/2024 3:47:01 PM
 Fee Amt: \$80.00 Page 1 of 3
 Revenue Tax: \$54.00
 Jackson County, NC
 Shandra Sims Register of Deeds

BK 2372 PG 1247 - 1249



Feb - 22 2024 KH

This instrument prepared by:
Kimberly R. Coward, a licensed
North Carolina Attorney
Coward, Hicks & Siler, P. A.
Post Office Box 1918, Cashiers, NC 28717

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

Rev. \$54.00; unimproved; not primary residence
PIN: 7519-97-4244; whole transfer

STATE OF NORTH CAROLINA

COUNTY OF JACKSON

WARRANTY DEED

THIS WARRANTY DEED is made this 21ST day of February, 2024, by and between JAMES E. BROOKS and wife, ROSAMOND P. BROOKS, of 7655 S. Magnolia Avenue, Ocala, FL 34476, hereinafter referred to collectively as "Grantor"; and DEWAYNE H. BONDS and wife, CARRIE LEE BONDS, of 5849 SW County Rd. 241, Lake Butler, FL 32054, hereinafter referred to collectively as "Grantee." The terms grantor and grantee shall be used as neuter singular designation of the parties hereto, their personal representatives, heirs, successors and assigns.

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 Greens Creek Township, Jackson County, North Carolina, and more particularly described as follows:

BEING all of the same lands and other real property interests conveyed to Grantor herein by deed dated December 28, 1998, recorded in Book 1028, Page 640, Jackson County Registry, and described therein as follows:

“BEGINNING on a point in the centerline of the thirty (30) foot right of way for access road, corner of Lot #22, Laurel Ridge, (DR 893-336) and Lot #23, Laurel Ridge (DR 893-336) and Lot #24, Laurel Ridge (DR 893-336); and runs thence from the point of the beginning and with the line of Lot #24, and with said road and right of way, N 56-15-00 E 125.72 feet to a point, thence S 85-39-00 E 41.00 feet to a point, thence S 59-08-00 E 129.07 feet to a point, thence S 50-38-00 E 100.92 feet to a point, and S 85-22-00 E 64.75 feet to a point at or near the centerline of an eight (8) foot gravel road, common to the line of Lot #32, David A. Broce, now or former (DR 920-137); thence with the line of Lot #32, to and thence along a ten (10) foot gravel road, S 06-08-46 E 100.76 feet to an existing nail in the centerline of said road, the original southeast corner of Lot #33, and the northeast corner of Lot #34; thence with the centerline of the ten (10) foot gravel road, and with the line of Lot #38, Laurel Ridge, (DR 893-336), S 44-56-00 E 141.92 feet to a point in said road; thence leaving the road, leaving the line of Lot #38, a severance line through Lot #34, S 87-54-51 W 18.04 feet to a 5/8 inch iron pin set, and S 87-54-53 W 314.55 feet to a 5/8 inch iron pin set in the line of Roberts & Stewart, now or former (DR 770-306); said 5/8 inch iron pin set being located N 44-05-50 W 286.52 feet from a 1/2 inch existing iron pin; thence with the line of Roberts & Stewart, N 44-05-50 W 100.00 feet to a 1/2 inch existing iron pin, the southwesternmost corner of the original Lot #33; thence with the line of Roberts & Stewart and with the line of Lot #22, N 27-18-27 W 104.14 feet to a 3/4 inch existing iron pin, N 27-08-52 W 105.50 feet to a 3/4 inch existing iron pin, and N 27-08-52 W 26.12 feet to the point of the beginning, containing a total of 2.30 acres and being all of Lot #33 and a portion of Lot 34 of Laurel Ridge, as shown on an unrecorded map or plat prepared by Roy J. Tucker, RLS, dated September 1, 1998, entitled “James E. & Rosamond P. Brooks”, drawing no. 090398.

“Being all of Lot #33 previously conveyed to the Grantees, (see Book 846-765) and a portion of Lot #34 as described by deed dated the 17th day of March, 1997 from Smith & Roberts Partners to Earl C. Smith and wife, Martha N. Smith, recorded in Book 954 page 181, Jackson County Public Registry.

“There is further conveyed to the Grantees, their heirs, assigns, executors and administrators, the right to use jointly with the Grantors, their heirs, assigns, executors and administrators, a right of way and easement thirty (30) feet in width and leading from NCSR #1371, Brushy Fork Road, and running over, across and through the subdivision roads as specifically shown on plat recorded in Plat Cabinet 1 slide 3, Jackson County Public Registry. Said right of way to be used jointly for ingress and egress and for the purposes of inspecting servicing and maintaining said roads and rights of way.

“This instrument is made and given SUBJECT TO THE joint road rights of way as excepted and reserved in deed recorded in Book 954 page 181, Jackson County Registry.

“There is further conveyed to the Grantees, their heirs, assigns, executors and administrators, and this instrument is made and given SUBJECT TO the Declaration of Restrictive Covenants recorded in Book 753 page 160 and as modified in Book 766 page 45, and Book 903 page 181 [*sic – should be 18*], and as set forth in the Book 954 page 181, Jackson County Registry.”

For source of title, see those deeds recorded in Book 846, Page 765 and Book 1028, Page 640, Jackson County Registry, to which reference is specifically 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, subject to the reservations, exceptions and limitations contained herein.

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.

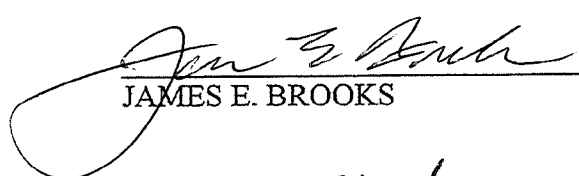
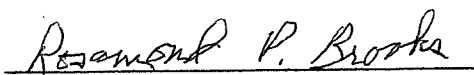
Title to the property hereinabove described is conveyed subject to the following exceptions:

Exceptions and reservations contained in this deed and/or in instruments referenced herein.

Easements and rights-of-way for public and private roads and utilities, of public record.

Lien of ad valorem taxes for the current year and subsequent years, not yet due and payable.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal, the day and year first above-written.

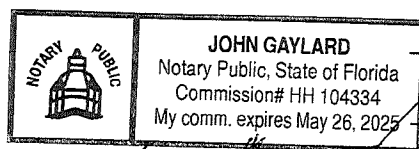
 (SEAL)  (SEAL)
JAMES E. BROOKS ROSAMOND P. BROOKS

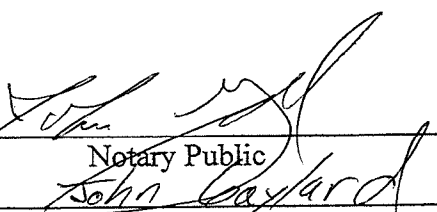
STATE OF Florida
COUNTY OF Alachua

I, a Notary Public of Alachua County and the State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: JAMES E. BROOKS and wife, ROSAMOND P. BROOKS.

DATE: 02/21/2024

(OFFICIAL SEAL)




Notary Public
John Gaylard
(Printed Name of Notary)

My Commission Expires: May 26 2025

24-0084/jg