



Doc ID: 005844680003 Type: WARRANTY
Recorded: 11/25/2019 at 03:49:29 PM
Fee Amt: \$146.00 Page 1 of 3
Revenue Tax: \$120.00
Jackson County, NC
Joe Hamilton Register of Deeds

BK **2254** PG **1597-1599**



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 120.00

Parcel Identifier No. 7665-06-4056 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: John C. Kersten, Esq., 95 Depot St., Waynesville, NC 28786

This instrument was prepared by: John C. Kersten, Esq., 95 Depot St., Waynesville, NC 28786

Brief description for the Index: _____

THIS DEED made this _____ day of _____, 20____, by and between

GRANTOR

GRANTEE

CHRISTOPHER CHAGNON single

TYLER LLOYD, *23 Screech Owl Circle
Maggie Valley
NC 28751*

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of _____, _____ Qualla _____ Township, _____ Jackson _____ County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE FOR A COMPLETE PROPERTY DESCRIPTION

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2243 page 53.

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

A map showing the above described property is recorded in Plat Book 15 page 293.

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, other than the following exceptions:

Restrictive covenants recorded in Book 712, Page 74, and Book 1618, Page 60, Jackson County Registry.

Easements and Restrictions of record.

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

By: _____ (Entity Name) _____ Print/Type Name: CHRISTOPHER CHAGNON (SEAL)

By: _____ Print/Type Name & Title: _____ (SEAL)

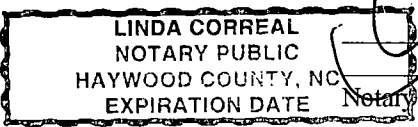
By: _____ Print/Type Name & Title: _____ (SEAL)

By: _____ Print/Type Name & Title: _____ (SEAL)

State of North Carolina - County or City of Jackson

I, the undersigned Notary Public of the County or City of Jackson and State aforesaid, certify that CHRISTOPHER CHAGNON single 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 21 day of November, 2019.

My Commission Expires: 6-13-21 (Affix Seal)



Notary's Printed or Typed Name: Linda Correal Notary Public

State of North Carolina - County or City of Jackson

I, the undersigned Notary Public of the County or City of Jackson 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: _____ (Affix Seal)

Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such 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 ____ day of _____, 20__.

My Commission Expires: _____ (Affix Seal)

Notary's Printed or Typed Name

EXHIBIT "A"

BEING Lot 7 of the division of Lots 122 and 123 according to the survey and plat of J. Randy Herron, PLS, dated May 4, 2006 and being drawing number 520-286-B and containing 0.786 acres and recorded in Cabinet 15, Slide 293, Jackson County Registry.

The above-described lot includes and is subject to those easements and rights of way depicted on the aforementioned plat and further includes the right to the use of the existing subdivision roadways to access the state-maintained road.

The above tract of land is subject to the following restrictions:

1. The property shall be used for residential purposes only.
2. No mobile homes or junkyards are permitted on the property.

Being all the same property as conveyed to Michael L. Burke and wife, Catherine R. Burke by deed recorded September 20, 2006 in Deed Book 1618, Page 60, Jackson County Registry.
