

FILED Mar 19, 2025
 AT 09:18:59 AM
 BOOK 00539
 START PAGE 1034
 END PAGE 1036
 INSTRUMENT # 00427
 EXCISE TAX \$3,000.00

SWAIN COUNTY TAX OFFICE

Date 03/18/2025
 Stamps 3000.00
 PIN 667307698559
 Signature ALH

(ALL TAXES PAID ON THIS PARCEL ONLY.)

NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by: Jonathan C. Mattox, a licensed North Carolina attorney.

Return to: Lancaster Law Firm

Brief description for the Index: 7.082 acres

Parcel Number: 667307698559 (*Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.*)

Excise Tax \$3,000

TITLE TO THE WITHIN DESCRIBED LANDS IS NOT CERTIFIED BY JONATHAN C. MATTOX OR BRIGHAM & MATTOX, PLLC UNLESS A WRITTEN TITLE OPINION IS RENDERED.

THIS DEED made this ____ day of March, 2025 by and between:

GRANTOR:	GRANTEE:
Bryson City Ventures, LLC, a Florida limited liability company.	J2E Texas LLC, a Texas limited liability company
684 Fanning Dr. Winter Springs, FL 32708	3505 Hidden Oaks Cv. Round Rock, TX 78681

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 Charleston Township, Swain County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by express reference.

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.

Submitted electronically by "LANCASTER LAW FIRM, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Swain County Register of Deeds.

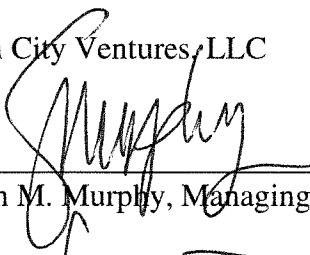
And the Grantor covenants with the Grantee, that Grantor is seized of said premises in fee simple and has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property conveyed is subject to the following exceptions: Easements, restrictions and rights of way of record and utility lines and rights of way in existence over, under or upon the property conveyed by this deed and exceptions set forth herein.

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

Bryson City Ventures, LLC

By:

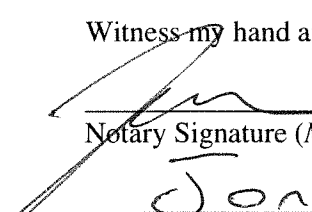
 (SEAL)
Colleen M. Murphy, Managing Member

 (SEAL)
Ramroop D. Persad, Managing Member

County of Swain
State of North Carolina

I certify that **Colleen M. Murphy and Ramroop D. Persad** personally appeared before me this day and acknowledged that they are the managers of Bryson City Ventures, LLC, a Florida limited liability company, and that they, being authorized to do so, executed the foregoing on behalf of the company.

Witness my hand and official seal, this 5 day of March, 2025.


Notary Signature (Must Match Name on Seal **Exactly**)

Jonathan C. Mattox
Notary Printed Name (Must Match Name on Seal **Exactly**)

Date Commission Expires

Affix Notary Seal:

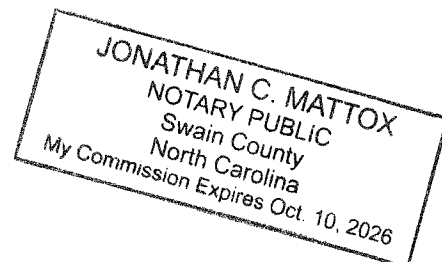


Exhibit A

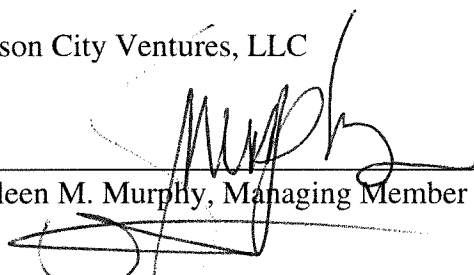
The property conveyed is in the Town of Bryson City, Charleston Township, Swain County, North Carolina, and is that certain parcel containing **7.082 acres** shown on a map of a survey by Sylvia E. Higdon, PLS, dated September 26, 2018, identified with drawing number 1190-922-B, and recorded in **Plat Cabinet 4, Slide 3364**, Swain County Registry.

This deed is made subject to the rights of others to the use of the 10 foot wide drive that forms the western boundary of the property conveyed, subject to the easement for Frymont Street, and subject to the easement for Rector Street.

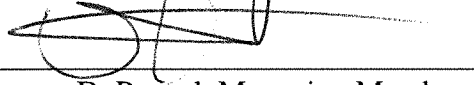
Being the same property described in the deed from Thomas Mulford and Rosemary Mulford to Bryson City Ventures, LLC dated October 4, 2018 and recorded in Book 461, page 1075, Swain County Registry.

Bryson City Ventures, LLC

By:



Colleen M. Murphy, Managing Member



Ramroop D. Persad, Managing Member