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Recorded: 06/22/2026 at 08:58:18 AM
Fee Amt: \$26.00 Page 1 of 3
Graham County, North Carolina
KIMBERLY D. LEQUIRE Register of Deed

BK **434** PG **991-993**

NO DELINQUENCIES AS OF THIS
DATE 6-18-26

Graham County Tax Collector

Excise Tax \$-0-

No title work performed by preparer

Parcel Identifier No.6601.00.00.8570.2B & 6601.00.0085700

NORTH CAROLINA NON-WARRANTY DEED

THIS NON-WARRANTY DEED made this ___ day of July 2026 by and between

GRANTOR	GRANTEE
Amy Ernestine Grant Walker, unmarried 245 Amy Walker Road Whittier, NC 28789	Amy Ernestine Grant Walker, Member/Manager Amy Walker Family Property, a North Carolina limited liability company 245 Amy Walker Road Whittier, NC 28789

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 valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does give, grant, quitclaim and convey unto the Grantee in fee simple, all that certain lot or parcel of land in **Graham County, North Carolina**, and more particularly described as follows:

See Exhibit A (attached hereto and incorporated by reference)

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 313, Page 437 of the Graham County Registry of Deeds.

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

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple.

Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

Title to the property hereinabove described is subject to all easements, rights-of-way and exceptions of record, and ad valorem taxes for the current year.

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

/s/ *Amy Ernestine Grant Walker* (SEAL)
By: Amy Ernestine Grant Walker, Member/Manager
JAWAYUGI, LLC, a member managed North Carolina limited liability company

**STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE**

I, Scott W. Lamb, do hereby certify that Amy Ernestine Grant Walker, Member/Manager, as Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument in the capacities indicated.

Witness my hand and official seal this 11th day of ~~June~~ 2026.

(Notarial Seal)

[Signature]
Notary Public

My commission expires: 6/3/2029

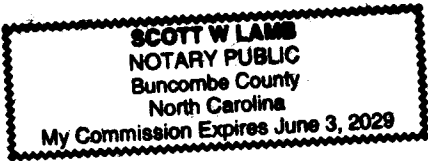


EXHIBIT A

Lying and being in Stecoah Township, Graham County, North Carolina.

BEING all of Lot 2A (containing 12.64 acres, +/-) and Lot 2B (containing 15.00 acres, +/-) as set forth on a plat of survey by D. Bruce Black, PLS, entitled “A Survey for Bertha Guffey of Lots 2A & 2B of the Williams, Jenkins & Guffey Property” dated 1/12/02, revised 2/9/01, recorded in Plat Cabinet DB, Slide 935, Graham County Registry, reference to which is hereby made for a more complete and particular description and for incorporation herein.

There is also conveyed a right of way and easement for a road 16 feet in width, the centerline of which is the centerline of the gravel road as set forth on said plat and in deed recorded in Book 215 at page 322, Graham County Registry.

The above described tract is conveyed subject to a right of way and easement for a road 16 feet in width as set forth on said plat.

The above described tract is conveyed subject to water easement for the use of the spring as set forth in instrument recorded in Book 215 at page 328, Graham County Registry.

The above described tract is conveyed subject to utility easement set forth in instrument recorded in Book 114 at page 721, Graham County Registry.