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BK:00486 PG:0186

FILED
SWAIN COUNTY NC
DIANA WILLIAMSON KIRKLAND
REGISTER OF DEEDS

FILED Dec 29, 2020
AT 03:45:37 pm
BOOK 00486
START PAGE 0186
END PAGE 0188
INSTRUMENT # 02563

EXCISE TAX \$20.00

SWAIN COUNTY TAX OFFICE

Date 12-29-2020

Stamps \$20.00

PIN 666 104738051

Signature BWT

(ALL TAXES PAID ON THIS PARCEL ONLY)

EXCISE TAX: \$20.00
PIN: portion of 666104738051
GRANTORS PRIMARY RESIDENCE: No

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

RECORDING TIME, BOOK AND PAGE

Prepared by: Fred H. Moody, Jr., P.O. Box 670, Bryson City, NC 28713
TITLE TO THE WITHIN DESCRIBED LANDS ARE NOT CERTIFIED BY FRED H. MOODY, JR.
UNLESS A WRITTEN TITLE OPINION IS RENDERED.

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

COUNTY OF SWAIN

THIS DEED made this 28 day of December,
2020, by and between

PHILLIP G. JAMES and wife,
HELEN E. JAMES
42 Meadow Wood Lane
Monroe, GA 30656

hereinafter referred to as Grantor, and

VINCENT E. WILSON and wife,
ANN L. WILSON
107 Old Leesburg Road
Eastover, SC 29044

hereinafter referred to as Grantee. 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.

W I T N E S S E T H:

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

****SEE DESCRIPTION CONTAINED ON EXHIBIT "A" ATTACHED
HERETO AND MADE A PART HEREOF 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.

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 subject to the following exceptions:

Exceptions and reservations as set forth herein.

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

Phillip G. James (SEAL)
PHILLIP G. JAMES

Helen E. James (SEAL)
HELEN E. JAMES

STATE OF Georgia
COUNTY OF Clarke

I, Jennifer C Skinner, a Notary Public of the County and State aforesaid, certify that PHILLIP G. JAMES and wife, HELEN E. JAMES, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 20 day of December, 2020.

My commission expires:
05.19.2024

Jennifer C Skinner
Notary Public
Jennifer C Skinner
Print Notary Name

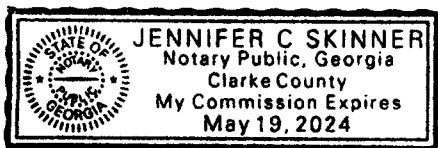


EXHIBIT "A"

PROPERTY ADDRESS: Lot 35, Battle Branch

BEING LOT 35 OF BATTLE BRANCH MOUNTAIN, INC., AS SHOWN ON A MAP OR PLAT PREPARED BY JAMES T. HERRON, RLS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point in the line of Wetherington (now or formerly, DB 86, PG 264), said point being a corner common to Lot 11 of said subdivision, and running thence from said beginning point with the line of said Lot 11, S. 25-00-22 W. 154.74 feet to a point in the center of a 30 foot wide subdivision road at the beginning of a curve; then along the center of said road and with the line of Tract 104 and along said curve which has a radius of 24.19 feet, arch length of 36.71 feet, chord bearing S. 66-04-04 E. 33.20 feet to a point in the center of said road; then N. 70-27-25 E. 201.03 feet to a point in the center of said road at the beginning of a curve; then along said curve which has a radius of 60.00 feet, arch length of 54.27 feet, chord bearing S. 83-37-58 E. 52.44 feet to a point in the center of said road at the beginning of a curve; then continuing with the center of said road along said curve which has a radius of 480.36 feet, arch length of 140.31 feet, chord bearing S. 49-21-07 E. 139.81 feet to a point in the center of said road at the beginning of a curve; then continuing with the center of said road and along said curve which has a radius of 431.56 feet, arch length of 187.36 feet, chord bearing S. 53-25-17 E. 185.89 feet to a point in the center of said road at the beginning of a curve; then continuing with the center of said road and along said curve which has a radius of 145.00 feet, arch length of 105.41 feet, chord bearing S. 45-01-58 E. 103.10 feet to a point in the center of said road; then continuing with the center of said road, S. 24-12-25 E. 27.23 feet to a point in the center of said road at the beginning of a curve; then continuing along center of said road and along curve which has a radius of 307.51 feet, arch length of 98.86 feet, chord bearing S. 33-25-00 E. 98.43 feet to a point in the center of said road; then along center of said road and with Tract 103, S. 42-37-35 E. 69.74 feet; then leaving the center of said road and running with the line of Tract 101, S. 81-52-40 W. 36.42 feet; then with the line of said Wetherington, S. 59-29-45 E. 168.23 feet; then S. 72-22-45 E. 513.66 feet to a point; then S. 77-31-45 E. 147.05 feet to the BEGINNING, containing 3.295 acres, more or less.

This conveyance is made together with and subject to rights of way and easements for all subdivision access roads, said roads being 60 feet in width, lying 30 feet on either side of the centerlines of the presently existing roads.

This conveyance is also made together with and subject to those certain Restrictions on Use as set forth in an Agreement recorded in deed book 116, page 233, Swain County Registry, to which said Agreement reference is hereby expressly made for a more complete and particular description.

For a source of title see deed book 229, page 339, Swain County Registry.