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Recorded: 07/14/2021 at 11:31:33 AM
Fee Amt: \$26.00 Page 1 of 3
Revenue Tax: \$0.00
Jackson County, NC
Joe Hamilton Register of Deeds
BK 2307 PG 1352-1354

Excise Tax / Recording Time, Book and Page
Tax Lot No. _____ Parcel Identifier No. 7539-39-4843
Verified By _____ County on the _____ day of _____, 2021
by _____

Mail after recording to: Anthony J. Ficara / 1520 Gulf Blvd. PH1 / Clearwater, Florida 33767

This instrument was prepared by: William K. Lovelace, Esquire / 401 South Lincoln Avenue / Clearwater, Florida 33756

Brief description for the Index: 1.46 Acre Lot 29 Beechwood

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 6th day of July, 2021, by and between

GRANTOR	GRANTEE
Anthony J. Ficara, Trustee of the Anthony J. Ficara Living Trust Agreement dated September 22, 2006	ANTHONY ASSOCIATES, LLC a Florida Limited Liability Company
1520 Gulf Blvd. PH-1 Clearwater, Florida 33767	1520 Gulf Blvd. PH-1 Clearwater, Florida 33767

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 Grantors, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the Township of Greens Creek, Jackson County, North Carolina, and more particularly described as follows:

See Exhibit "A" Attached for Property Description

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

AND THE GRANTOR covenants with Grantee that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors 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: Easements and restrictions of record.

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

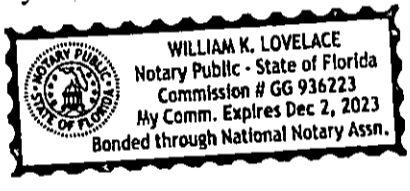
[Signature]
ANTHONY J. FICARA, Trustee
1520 Gulf Blvd. PH-1
Clearwater, Florida 33767

STATE OF FLORIDA)
COUNTY OF PINELLAS)

ON THIS 6th day of July, 2021, sworn to or affirmed before me, William K. Lovelace, the undersigned notary, by means of personal presence or online notarization, by ANTHONY J. FICARA, Trustee, who is personally known to me, or who produced _____ as identification.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

[Signature]
Notary Public



This instrument is duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ REGISTER OF DEEDS FOR JACKSON COUNTY.

By: _____ Deputy - Register of Deeds

EXHIBIT "A"

BEGINNING on an Iron Pipe Set, said corner being the northeast corner of Lot 37 as conveyed by deed to Rosemary B. Wood and husband, Dennis Wood recorded in Book 1084, Page 647, Jackson County Registry, also being a corner of Lots 31 and 36, and runs with Lot 31, N 03°44'29" W 202.49' to an Iron Pipe Set and N 03°44'27" W 30.50' to an Existing Iron Pipe; thence with a line of the property, now or formerly Bonnie Cagle and husband, Clarence Cagle as recorded in Book 275, Page 319, N 80°27'32" E 300.03' to an Existing Iron Pipe; thence with Lot 28, S 00°51'18" W 37.32' to an Iron Pipe Set and S 00°51'19" W 171.87' to an Iron Pipe Set, corner of Lots 35 and 36; thence with Lot 36, S.75°15'08" W. 287.01' to the Point of Beginning, BEING LOT 29 of BEECHWOOD Subdivision, containing 1.46 Acres, as shown on a survey plat prepared by Roy J. Tucker, R.L.S., dated December, 1998, last revised February 28, 2001, Drawing No. 211099.

TOGETHER WITH a road right of way of over the private roads within Beechwood subdivision leading from State Road 1318 to the herein conveyed property.

SUBJECT TO a road and utility right of way of 20' in width, 10' on each side of the centerline of the existing road, near the northern property line of the herein conveyed Lot 29, for the benefit of Lot 31.

TOGETHER WITH and SUBJECT TO the joint right to take water for domestic purposes from a well, pump and water system located on Lot 31, together with an easement for water lines and for ingress and egress for going upon said lot for inspecting, servicing and maintaining the well, pump and water system and for the purposes of inspecting, repairing and maintaining water lines from the water system to the lands hereinabove described and conveyed. It is understood and agreed upon the acceptance and recordation of this instrument that the Grantees, their heirs, assigns, executors and administrators, shall pay to SuJak Land Co. or Jack A. Deitz, their heirs or assigns, the sum of Sixty Dollars (\$60.00) per year or Five (\$5.00) per month for any portion of the year with the annual payment being due on or before the first day of January of each year, for the costs of the electric meter for the pump; and shall pay their proportionate share of the costs of the maintenance, repair and upkeep of the well, pump and water system.

Being a portion of the lands conveyed to SuJak Land Co. by deed recorded in Book 1042, Page 172 of the Jackson County Registry.

There is further CONVEYED and MADE SUBJECT TO the Restrictions, Easements, Reservations, Terms and Conditions for Beechwood Subdivision as recorded in Book 974, Page 716, and to Amendments thereto as recorded in Book 1066, Page 143 and Book 1076, Page 592 of the Jackson County Registry, including road maintenance fees as assessed for the subdivision roads, except those restrictions waived or varied according to Part B, Paragraph 24 of the original restrictions, as follows:

Part B...Paragraph 5....The road and utility easement crossing the northern portion of Lot 29, shall be reduced from 45' in width to 20' in width, and to be used exclusively for the benefit Lots 29 and 31 and as an easement reserved for access to the well water system. No road maintenance shall be done by the developer/association for the road located on Lot 29, except as is necessary for the maintenance of the well water system.

Part B...Paragraph 2.....There shall be no building setback from the road right of way on Lot 29.

Part B...Paragraph 21.....A home may be built on this Lot 29 having a minimum of 1250 square feet of heated living space and may have a loft and a full basement accessing at ground level.