


NORTH CAROLINA  
JACKSON COUNTY

THE CERTIFICATE OF

*Carol M. Bryson*

  
Doc ID: 003097690003 Type: CRP  
Recorded: 10/22/2004 at 01:22:00 PM  
Fee Amt: \$61.00 Page 1 of 3  
Excise Tax: \$41.00  
Jackson County, NC  
Joe Hamilton Register of Deeds  
BK **1458** PG **11-13**

IS CERTIFIED TO BE CORRECT

*Joe Hamilton*  
REGISTER OF DEEDS

Unimproved/Partial      Excise Tax \$41.00      Recording Time, Book and Page

Parcel Identifier No. ....7539(01) .....

This Instrument was prepared by: David H. Bryson, Jr., Attorney at Law, Sylva, NC

After Recording, Mail to: David H. Bryson, Jr., Attorney at Law, Sylva, NC

Brief Description for the Index:    **Lot 64, Beechwood**

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this *14th* day of October, 2004, by and between

**SuJak Land Co.,  
a North Carolina Corporation  
P.O. Box 171  
Cullowhee, NC 28723**

**Anthony Associates, L.L.C.,  
a Florida Limited Liability Company  
1520 Gulf Blvd. PH-1  
Clearwater, FL 33767**

GRANTOR(S)

GRANTEE(S)



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 content or 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 Township of Greens Creek and in the County of Jackson, North Carolina and is more particularly described as follows:

See Exhibit "A" Attached for Property Description

TO HAVE AND TO HOLD the aforesaid lot or parcel of land, 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 the 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:

Any road and utility easements, existing or of record pertaining to the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

**SuJak Land Co.**  
*Jack A. Deitz*  
\_\_\_\_\_  
JACK A. DEITZ, PRESIDENT

PLACE CORP. SEAL BELOW  
↓



ATTESTED BY:  
*Sue C. Deitz*  
\_\_\_\_\_  
SUE C. DEITZ, SECRETARY

STATE OF NORTH CAROLINA  
COUNTY OF JACKSON

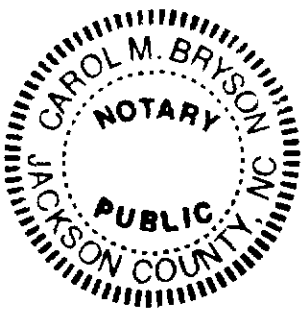
I, a Notary Public of the County and State aforesaid, certify that SUE C. DEITZ, personally came before me this day and acknowledged the she is the Secretary of SUJAK LAND CO., a corporation duly registered in the State of North Carolina, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by SUE C. DEITZ, as its Secretary.

Witness my hand and official stamp or seal, this 14th day of October, 2004

My commission expires 2-8-2009

(Place Notary Public Seal Below)  
↓

*Carol M. Bryson*  
\_\_\_\_\_  
Notary Public



STATE OF NORTH CAROLINA  
COUNTY OF JACKSON

THE FOREGOING Certificates of .....  
is certified to be correct. This instrument and this certificate are duly registered on this .....day  
of ....., 2004 at ..... O'clock .....M.

\_\_\_\_\_  
REGISTER OF DEEDS  
By \_\_\_\_\_  
Assistant-Register of Deeds

**EXHIBIT "A"****ANTHONY ASSOCIATES, L.L.C.**

**BEGINNING on an Iron Pipe Set (IPS) in the centerline of a 20' wide right of way for a private access road, said corner being the southwest corner of Lot 62 of Beechwood as conveyed to Eager Properties, L.L.C. by deed recorded in Book 1194, Page 406, Jackson County Registry, and runs with the south line of Lot 62, S 83°15'30" E, passing an IPS at 138.54', a total distance of 197.72' to a point in the centerline of a 45' wide road right of way of a private access road leading to Lot 65; thence S 83°15'32" E 20.41' to an IPS, said corner being the southeast corner of Lot 62; thence with the eastern boundary line of the lands conveyed to SuJak Land Co. by deed recorded in Book 1042, Page 172, S 06°01'58" W 114.78' to an Existing Iron Pipe, corner of Lot 65; thence with Lot 65 as conveyed to Eager Properties, L.L.C. by deed recorded in Book 1162, Page 199, S 51°07'15" W 23.72' to a point in the centerline of the 45' wide road right of way for a private road leading to Lot 65; thence continuing with Lot 65 and crossing said right of way, S 51°07'14" W 83.78' to an IPS and N 87°30'06" W 113.18' to an IPS in the centerline of a 20' wide right of way; thence with the centerline of said right of way, N 03°16'20" E 213.38' to the Point of Beginning, BEING LOT 64 of BEECHWOOD Subdivision, containing 0.90 Acres, as shown on a survey plat prepared by Roy J. Tucker, R.L.S., dated December, 1998, last revised July 25, 2002, Drawing No. 021099.**

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

**SUBJECT TO the reservation of the joint use of a 45' wide road and utility right of way along the eastern property line of the herein conveyed Lot 64 leading to Lot 65 of Beechwood.**

**TOGETHER WITH a right of way of an existing driveway crossing the southeastern portion of Lot 62 of Beechwood and leading to the northern boundary line of Lot 64 herein, as shown on the above-referenced plat and as reserved in a deed recorded in Book 1194, Page 406, Jackson County Registry.**

**TOGETHER WITH and SUBJECT TO a 20' wide road and utility right of way, 10' on each side of the centerline, along the western boundary line of the herein conveyed Lot 64.**

**TOGETHER WITH and SUBJECT TO the joint right to take water for domestic purposes from a well, pump and water system located on 24A of Beechwood, 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. It is further understood and agreed that each party having the right to take water from the water system as above described shall bear all costs toward the installation, repair and maintenance of water pipelines leading from the water system to their respective lands.**

**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, Book 1076, Page 592 and Book 1110, Page 293 of the Jackson County Registry, except those restrictions waived or varied according to Part B, paragraph 24 of the original restrictions, as follows:**

**Part B...Paragraph 2....There shall be no building setback from the road right of way on Lot 64.**

**Part B...Paragraph 21....A home may be built on this Lot 64 having a minimum of 1200 square feet of heated living space.**

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