



Doc ID: 006227190003 Type: WARRANTY
 Recorded: 07/14/2021 at 11:28:35 AM
 Fee Amt: \$26.00 Page 1 of 3
 Revenue Tax: \$0.00
 Jackson County, NC
 Joe Hamilton Register of Deeds
 BK **2307** PG **1346-1348**

Excise Tax / Recording Time, Book and Page
 Tax Lot No. _____ Parcel Identifier No. 7539(01)-49-1333
 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: Lot 25 Beechwood

NORTH CAROLINA GENERAL WARRANTY DEED

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

GRANTOR	GRANTEE
A J PARKER PROPERTIES, LLC a North Carolina Limited Liability Company 1520 Gulf Blvd. PH-1 Clearwater, Florida 33767	ANTHONY ASSOCIATES, LLC a Florida Limited Liability Company 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.

A J PARKER PROPERTIES, LLC

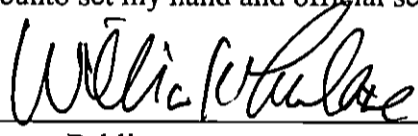


ANTHONY J. FICARA, Managing Member
1520 Gulf Blvd. PH-1
Clearwater, Florida 33767

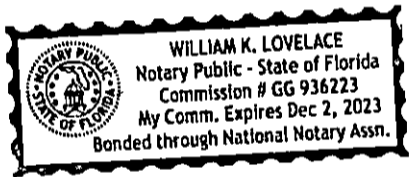
STATE OF FLORIDA)
COUNTY OF PINELLAS)

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, Managing Member, who is personally known to me, or who produced _____ as identification.

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



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 Existing Iron Pipe (EIP), being a common corner of Lot 24-A of Beechwood, and is located $N 46^{\circ}28'41'' W 407.29'$ from an Iron Pipe Set at a Chestnut Post corner on the eastern boundary of the Second Tract of SuJak Land Co. by deed recorded in Book 1042, Page 172 of the Jackson County Registry, and runs with Lot 24-A, $S 55^{\circ}11'45'' W$, crossing a private access road at approximately 20', and passing an Iron Pipe Set (IPS) at 55.86', a total distance of 230.71' to an IPS, corner of Lot 24-A and Lot 33; thence with Lot 33, $N 07^{\circ}26'06'' W 194.32'$ to an IPS, corner of Lot 34; thence with Lot 34, $N 07^{\circ}26'07'' W 85.78'$ to an IPS, corner of Lot 26 as conveyed to Don W. Pittman by deed recorded in Book 1140, Page 343, Jackson County Registry; thence with Lot 26, $N 77^{\circ}30'23'' E$, passing an IPS at 164.91', crossing the centerline of a private soil drive at approximately 185', and crossing a private access road at approximately 200', a total distance of 208.19' to an Existing Iron Pipe on the eastern boundary of the SuJak Land Co.; thence with said property, $S 07^{\circ}28'44'' E 123.46'$ to an EIP and $S 05^{\circ}16'54'' E 68.99'$ to the Point of Beginning, BEING LOT 25 of BEECHWOOD Subdivision, containing 1.12 Acres, as shown on a survey plat prepared by Roy J. Tucker, R.L.S., dated December 1998, last revised February 27, 2002, Drawing No. 021099.

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 45' in width, crossing the eastern portion of the herein conveyed Lot 25.

SUBJECT TO the right of way of a private 12' wide soil drive crossing the herein Lot 25 near the northeastern corner, for the benefit and leading to Lot 26 of Beechwood.

TOGETHER WITH and **SUBJECT TO** the joint right to take water for domestic purposes from a well, pump and water system located on Lot 49, Well #2 (south well) 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, a tap-on fee of \$6000.00 and 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.

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 1110, Page 293 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 2...There shall be no building setback from the road right of way on Lot 25.

Part B...Paragraph 21...A home may be built on this Lot 25 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.