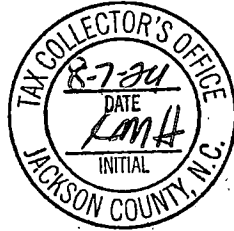


Doc ID: 006660530003 Type: WARRANTY
 Recorded: 08/07/2024 at 02:54:55 PM
 Fee Amt: \$164.00 Page 1 of 3
 Revenue Tax: \$138.00
 Jackson County, NC
 Shandra Sims Register of Deeds
 BK **2382** PG **826-828**



PIN: 7650-51-6157
 Revenue: \$138.00

THIS INSTRUMENT PREPARED WITHOUT
 BENEFIT OF A TITLE EXAMINATION
 UNLESS CERTIFIED IN WRITING BY:
 Eric Ridenour of Ridenour & Goss, P.A.
 21 Colonial Square, Sylva, NC 28779

STATE OF NORTH CAROLINA

WARRANTY DEED

COUNTY OF JACKSON

THIS WARRANTY DEED ("Deed") is dated this 7th day of August, 2024, by and between ROBERT L. HOOPER, unmarried, hereinafter referred to as "Grantor," whose address is PO Box 36, Cullowhee, NC 28723, and JAMES WILLIAM WEAVER and wife, LISA DIANNE WEAVER, hereinafter referred to as "Grantee," whose address is 95087 Arbor Lane, Fernandina Beach, FL 32034.

The designations Grantor and Grantee include the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell, and convey to Grantee, in fee simple, all that certain lot, parcel of land, or condominium unit in Cullowhee Township, Jackson County, North Carolina and more particularly described as follows (the "Property"):

SEE LEGAL DESCRIPTION
 ATTACHED AS EXHIBIT "A"

The property herein described ☐ is or ☒ is not the primary residence of the Grantors.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Easement(s) and right(s)-of-way for public utilities of record, if any.

Ad valorem taxes due for the current year.

IN WITNESS WHEREOF, Grantor has duly executed this Warranty Deed, if an entity by its duly authorized representative, the day and year first above written.

Robert L. Hooper (SEAL)
Robert L. Hooper

STATE OF NORTH CAROLINA

COUNTY OF JACKSON

I, Ashley A. Queen, Notary Public, do hereby certify that Robert L. Hooper personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 7th day of August, 2024.

Ashley A. Queen
Official Signature of Notary

(official seal)

My Commission Expires: 11/19/2024

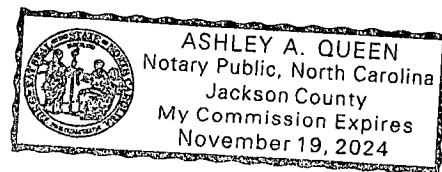


EXHIBIT A

BEING and COMPREHENDING Lot 8, containing 0.391 acre, as shown on a survey entitled "James & Lisa Weaver" dated January 5, 2024, as surveyed by Davenport Surveying, Inc., Drawing #J123-8 and recorded in Plat Cabinet 26 at Slide 820, of the Jackson County Public Registry; reference to which is herein made.

TOGETHER WITH and SUBJECT TO all right of ways for roadways and easements as shown on the above referenced plat and as shown on the plat recorded in Plat Cabinet 26 at Slide 466, both of the Jackson County Public Registry.

TOGETHER WITH and SUBJECT TO a sixteen (16') feet sewer line easement, designated "PROPOSED PERMANENT TWSA SEWER LINE EASEMENT" on a plat recorded in Plat Cabinet 26 at Slide 466, of the Jackson County Public Registry.

TOGETHER WITH and SUBJECT TO the Bill of Sale and Transfer of Sewer Main Pipelines and Apparatus as recorded in Book 2381 at Page 323, of the Jackson County Public Registry.

TOGETHER WITH and SUBJECT TO the right of way easement for Tuckasegee Water and Sewer Authority as recorded in Book 1034 at Page 292 and as amended by the Deed of Easement And Right of Way Agreement recorded in Book 2381 at Page 329, both of the Jackson County Public Registry.

SUBJECT TO the right of way of N.C.S.R. 1002 (Old Cullowhee Rd.) to its full legal length.

SUBJECT TO the Declaration of Covenants, Conditions and Restrictions for Flatwater Estates Subdivision as recorded in Book 1801 at Page 553 and the Amended and Restated Declaration of Covenants, Conditions and Restrictions as recorded in Book 2345 at Page 1378, both of the Jackson County Public Registry; reference to which is herein made.

BEING a portion of the lands as described by deed recorded in Book 1940 at Page 776 of the Jackson County Public Registry; reference to which is herein made for a more complete description.