

FILED Aug 30, 2021
 AT 03:35:14 PM
 BOOK 00497
 START PAGE 0349
 END PAGE 0351
 INSTRUMENT # 02189
 EXCISE TAX \$158.00

SWAIN COUNTY TAX OFFICE

Date 08/30/2021
 Stamps 158.00
 PIN 6652-01-4935-46 except 2021
 Signature BA

(ALL TAXES PAID ON THIS PARCEL ONLY.)

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$158.00

Parcel Identifier No. 6652-01-4935-46

Verified by _____ County on the ____ day of _____, 20__

Mail/Box to: GRANTEE

This instrument was prepared by Southern Law Group, a validly existing North Carolina Law Firm, 184 E Chestnut Street, Suite 5, Asheville, NC 28801

Brief description for the Index: Lot 27 & 27C 8.180ac Fontana Lake Properties

THIS DEED made this 30th day of August, 2021, by and between		Title Company: Austin Title, LLC
GRANTOR		GRANTEE
Craig Pratt and wife, Laurie Pratt		Garrett Douglas Garcia, unmarried
Mailing Address: P.O. Box 293 Almond, NC 28702		Situs Address: 00 Mountainside Drive Bryson City, NC 28713
		Mailing Address: 4209 Ohio Avenue Tampa, FL 33616

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 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, parcel of land or condominium unit situated in the City of _____ Township, Swain County, North Carolina and more particularly described as follows:

See attached Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 480, Page 609.

All or a portion of the property herein conveyed ____ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Book 2, Page 932A.

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, other than the following exceptions:

Any and all valid and enforceable restrictions, conditions and covenants of record and the lien of ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Craig Pratt (SEAL)
Craig Pratt

Laurie Pratt (SEAL)
Laurie Pratt

STATE OF North Carolina COUNTY OF Buncombe

I, Taylor Noelle Caulk, a Notary Public of said County and State, do hereby certify that Craig Pratt and wife, Laurie Pratt, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and official seal this the 30 day of August, 2021.

Taylor Noelle Caulk
Notary Public

My Commission Expires: 12/1/25

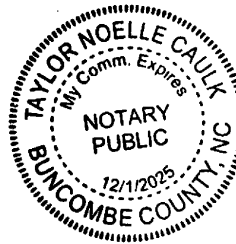


Exhibit A

BEING and COMPREHENDING Lots 27 and 27C, containing 8.180 acres, more or less, as described in that deed from Fontana Lake Properties, a division of Cane Creek Development Corporation to Carl E. Griffin and wife, Theresa W. Griffin, dated August 20, 1996 and recorded in Deed Book 200, Page 236, Swain County Public Registry, reference to which is hereby made for a more complete and particular description and for incorporation herein.

TOGETHER WITH the joint rights to the use of all subdivision roads either presently existing or to be built, 45 feet in width, meandering through the lands of the subdivision of Fontana Lake Properties, a division of Cane Creek Development Corporation, to the intersection with SR 1309 as set forth in the above referenced recorded deed.

TOGETHER WITH AND SUBJECT TO all easements, conditions, covenants, restrictions and by-laws affecting Fontana Lake Properties, a division of Cane Creek Development Corporation, as appear of public record in the office of the Register of Deeds for Swain County, North Carolina, which are incorporated herein as if fully set out herein.