SWAIN COUNTY TAX OFFICE
Date 07-05-2011
Stamps # 155.00
PIN 6674-01-08-2015

Signature R Jones

(ALL TAXES PAID ON THIS PARCEL ONLY.)

FILED
SWAIN COUNTY NC
DIANA WILLIAMSON KIRKLAND
REGISTER OF DEEDS

FILED	Jul 05, 2011
AT	04:06:29 pm
BOOK	00394
START PAGE	0008
END PAGE	0010
INSTRUMENT #	01005
EXCISE TAX	$155.00

Revenue Stamps: $ 155.00
Parcel ID#: a portion of 6674.01.08.2015

Prepared by: Elizabeth Brigham

TITLE TO THE WITHIN DESCRIBED LANDS IS NOT CERTIFIED BY ELIZABETH J. BRIGHAM OR MOODY & BRIGHAM, PLLC UNLESS A WRITTEN TITLE OPINION IS RENDERED.

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

COUNTY OF SWAIN

THIS DEED made this _____ day of ~~June~~ July, 2011, by and between **JAMES CARTER, a single man**, PO Box 771719, Naples, Florida, 34107, hereinafter referred to as Grantor, and **DAVID R. CASTOR and wife, MELINDA P. CASTOR**, 265 Charleston Overlook, Bryson City, North Carolina, 28713, hereinafter referred to as Grantee. 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.

W I T N E S S E T H:

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 Charleston Township, Swain County, North Carolina and more particularly described as follows:

BEGINNING at an 18 inch white oak found on top of the ridge in the line of Z.V. Lindsay (Book 157 at page 69) and a corner of Lot 10 of Charleston Ridge and thence from said BEGINNING point, with the line of said Lot 10, S. 22-33-01 W. 219.99 feet to a 5/8 inch rebar found; thence, with the line of Lot 9 of Charleston

Ridge, S. 22-33-01 W. 50.66 feet to a 5/8 inch rebar set; thence, with a new line, N. 67-27-12 W. 200.00 feet to a 5/8 inch rebar set; thence N. 22-31-30 E. 206.05 feet to a 5/8 inch rebar set; thence N. 22-36-12 E. 44.34 feet to a 5/8 inch rebar set; thence N. 22-35-58 E. 57.82 feet to a 5/8 inch rebar set on top of the ridge; thence, with the top of the ridge, S. 56-49-02 E. 203.49 feet to the point and place of BEGINNING and being a 1.329 acre, more or less, tract of land as set forth on a plat of survey dated May 4, 2005 revised June 1, 2011 by Sylvia E. Higdon, PLS, entitled "James Carter", drawing number 676-428-A, project number 110504B.

There above described tract is conveyed subject to a right of way and easement for a road (Charleston Overlook) and utilities 40 feet in width as the same now exists through the northern portion of the above described tract as more particularly set forth on said plat.

There is also conveyed a right of way and easement for a road (Charleston Overlook) and utilities 40 feet in width as the same now exists through the northern portion of the remaining lands of the Grantor as more particularly set forth on said plat, which provides ingress and egress to and from SR 1379 (Watkins Road) and the above described tract. It is expressly understood and agreed that the Grantee shall pay their pro-rata share of the upkeep and maintenance expenses for Charleston Overlook.

The above described tract is not the primary residence of the Grantor.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: Exceptions and reservations as set forth herein; and existing easements for all public utilities, water and sewer lines and roads or street.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

James Carter (SEAL)
JAMES CARTER

STATE OF FLORIDA
COUNTY OF COLLIER

I, FREDERIC J SHORE, a Notary Public of the County and State aforesaid, certify that JAMES CARTER personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 24th day of June, 2011.

Notary's Signature (Notary Seal)

FREDERIC J SHORE
Notary's printed name

11/19/2012
Date Commission Expires

FREDERIC J SHORE
MY COMMISSION # DD839764
EXPIRES November 19, 2012
(407) 398-0153 FloridaNotaryService.com