

0536
0257

SWAIN COUNTY NC 0257

SWAIN COUNTY TAX OFFICE

Date 11/06/24

Stamps 1200.00

PIN See Deed

Signature [Signature]

ALL TAXES PAID ON THIS PARCEL ONLY.)

FILED
SWAIN COUNTY NC
DIANA WILLIAMSON KIRKLAND
REGISTER OF DEEDS

FILED Nov 06, 2024

AT 11:25:32 am

BOOK 00536

START PAGE 0257

END PAGE 0259

INSTRUMENT # 01986

EXCISE TAX \$1,200.00

NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by: Jonathan C. Mattox, a licensed North Carolina attorney.

Brief description for the Index: 58.020 acres

Parcel Number: 6632.00.38.0302 *(Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.)*

Excise Tax \$1200.00

Does not include the primary residence of at least one of the Grantors. (NC GS § 105-317.2)

TITLE TO THE WITHIN DESCRIBED LANDS IS NOT CERTIFIED BY JONATHAN C. MATTOX OR BRIGHAM & MATTOX, PLLC UNLESS A WRITTEN TITLE OPINION IS RENDERED.

THIS DEED made this 4th day of November, 2024 by and between:

GRANTOR:	GRANTEE:
Mark A. Humphrey and Tammy Humphrey, a married couple.	Maria Choe
1137 Sand Trap Court Daytona Beach, FL 32124	5820 Kendrix Ridge Dr. Sugar Hill, GA 30518

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

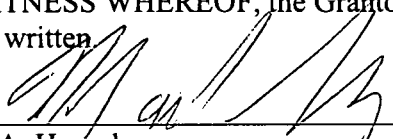
See Exhibit A attached hereto and incorporated herein by express reference.

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.

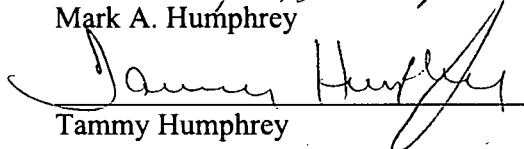
And the Grantor covenants with the Grantee, that Grantor is seized of said premises in fee simple and has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property conveyed is subject to the following exceptions: Easements, restrictions and rights of way of record and utility lines and rights of way in existence over, under or upon the property conveyed by this deed and exceptions set forth herein.

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



Mark A. Humphrey (SEAL)



Tammy Humphrey (SEAL)

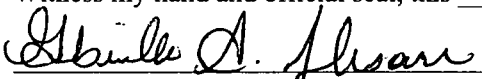
County of VOLUSIA

State of FLORIDA

I, a notary public, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Mark A. Humphrey and Tammy Humphrey.**

By means of physical presence.

Witness my hand and official seal, this 1st day of November, 2024.



Notary Signature (Must Match Name on Seal Exactly)

Gabrielle A. Johnson

Notary Printed Name (Must Match Name on Seal Exactly)

May 20, 2025

Date Commission Expires

Affix Notary Seal:

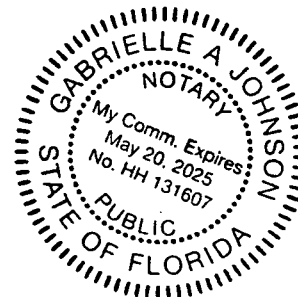


Exhibit A

BEING all of a 73.57 acre, more or less, tract of land as set forth on a plat of survey by Ron Kirkland Land Surveying, PLS, entitled Jesse Crisp, recorded in **Plat Cabinet 5 at slide 20**, Swain County Registry, reference to which is hereby made for a more complete and particular description and incorporation herein.

LESS AND EXCEPT all of the 15.55 acre tract, more or less, as shown in Plat Cabinet 4 at slide 3567, Swain County Registry, as previously conveyed to Fontana Trace Associates, LLC by deed recorded in Book 475, page 833, Swain County Registry, **leaving 58.02 acres that is being conveyed by this deed.**

The above described tract is conveyed subject to NC Highway 28 to its full legal width.

Being the same property described in the deed from Jesse Crisp and Kynda Crisp to Mark A. Humphrey, dated August 2, 2022 and recorded in Book 511, page 315, Swain County Registry.



Mark A. Humphrey



Tammy Humphrey