

NO DELINQUENCIES AS OF THIS  
DATE 1-14-2026

  
Graham County Tax Collector



Doc ID: 000786930006 Type: CRP  
Kind: DEED  
Recorded: 01/14/2026 at 03:49:37 PM  
Fee Amt: \$26.00 Page 1 of 6  
Graham County, North Carolina  
KIMBERLY D. LEQUIRE Register of Deed  
BK **431** PG **980-985**

### NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$0.00 (NTC)

Parcel Identifier No. 569400010006

Mail/Box to: Grantee

This instrument was prepared by: Sarah Rozek, FOX ROTHSCHILD LLP, Post Office Box 21927, Greensboro, NC 27420  
PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION

Brief description for the Index: 305 Yellow Branch Road

THIS DEED made this 31 day of December, 2025, by and between

GRANTOR	GRANTEE
<p>Warren A. Horton and wife, Marilyn A. Horton and Lee K. Wheeler and wife, Cheryl A. Wheeler</p>	<p>Party of 4 LLC, a Connecticut limited liability company</p>
<p>Address: 290 Gracey Road Canton, CT 06019</p>	<p>Address: 290 Gracey Road Canton, CT 06019</p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 Stecoah Township, Graham County, North Carolina and more particularly described as follows:

**SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.**

The property described herein **does not** include the primary residence of the Grantor.

NC Bar Association Form No. 6 © 1977, 2002

Printed by Agreement with the NC Bar Association – 1981 - Chicago Title Insurance Company

179668611.1

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 386, Page 571, Graham County Registry.

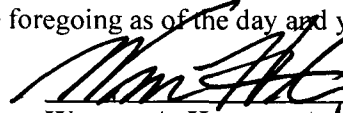
A map showing the above described property is filed in Plat Cabinet DA, Slide 283, Graham County Registry.


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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

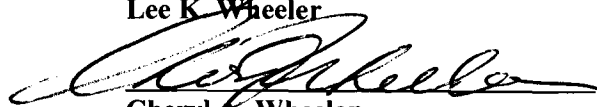
Restrictions, easements and rights of way of record, if any, and to ad valorem taxes for the current year.

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

  
\_\_\_\_\_  
Warren A. Horton

  
\_\_\_\_\_  
Marilyn A. Horton

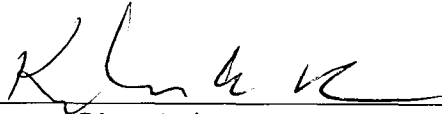
\_\_\_\_\_  
Lee K. Wheeler

  
\_\_\_\_\_  
Cheryl A. Wheeler

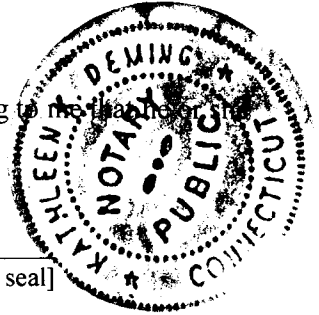
STATE OF CT  
Hartford COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Warren A. Horton

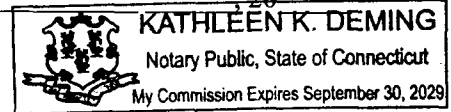
Today's Date: Dec 31, 2025

  
\_\_\_\_\_  
[Notary's signature as name appears on seal]

Kathleen K. Deming  
\_\_\_\_\_  
[Notary's printed name as name appears on seal]



My commission expires: \_\_\_\_\_, 20



STATE OF CT  
Hartford COUNTY

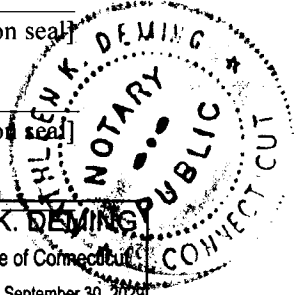
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Marilyn A. Horton

Today's Date: Dec 31, 2025

[Signature]  
[Notary's signature as name appears on seal]

Kathleen K. Deming  
[Notary's printed name as name appears on seal]

My commission expires: \_\_\_\_\_ 20\_\_\_\_\_



STATE OF CT  
Hartford COUNTY

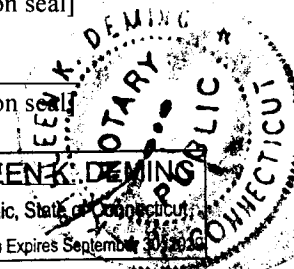
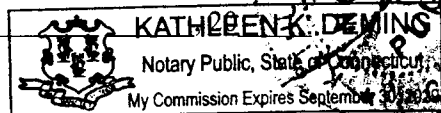
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Lee K. Wheeler

Today's Date: Dec 31, 2025

[Signature]  
[Notary's signature as name appears on seal]

Kathleen K. Deming  
[Notary's printed name as name appears on seal]

My commission expires: \_\_\_\_\_ 20\_\_\_\_\_



STATE OF CT  
Hartford COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Cheryl A. Wheeler

Today's Date: Dec 31, 2025

[Signature]  
[Notary's signature as name appears on seal]

Kathleen K. Deming  
[Notary's printed name as name appears on seal]

My commission expires: \_\_\_\_\_ 20\_\_\_\_\_

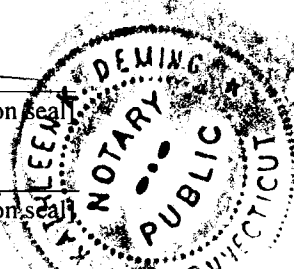
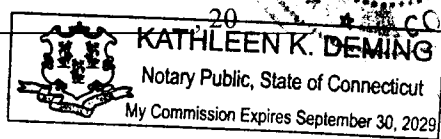


EXHIBIT "A"

BEING in the Yellow Branch area of Stecoah Township, Graham County, North Carolina, on the waters of Fontana Lake, said tract being more particularly described as follows:

AS per plat of survey titled "Proposed Conveyance to Richard S. Myrick", Stecoah Township, Graham County, North Carolina, by James T. Herron, RLS, L-907, dated November 13, 1995, said plat of survey being recorded at Plat Cabinet DA, Slide 283, Graham County Registry, and being incorporated herein by reference, and being more particularly described by metes and bounds from said plat of survey as follows:

BEING at a point in the line of US Forest Service at Monument 195, said point being a corner common to Eagle's Nest, Section 4, and the USFS, and runs thence from said beginning point with the Forest Service line the following' courses and distances; North 34-27'13" West 296.80 feet to Monument 194; then North 03-26'29" West 200.21 feet to Monument 193, then North 34-52'11" East 483.55 feet to Monument 192; then North 62-09'26" East 125.56 feet to Monument 191; then North 23-58'57" East 159.85 feet to Monument 190; then North 09-46'10" West 517.96 feet to Monument 189; then North 31-44'04" West 179.04 feet to Monument 188; thence North 31-54'02" East 280.62 feet to Monument 187; then North 62-38'46" East 1,010.85 feet to Monument 186; then South 12-16'33" East 92.15 feet to a point; then South 15-42'10" West 116.66 feet to a point; then South 24-28'07" West 414.37 feet to a point; then North 43-08'33" East 515.09 feet to a point; then North 76-50'28" East 67.96 feet to a point; then North 21-53'30" West 227.97 feet to Monument 185; then South 42-37'32" East 1,309.49 feet to Monument 184; then North 43-32'09" East 732.05 feet to Monument 183, then South 21-47'25" East 100.24 feet to an existing iron pin; then South 22-32'51" East 35.21 feet to a USFS Monument; then leaving the line of USFS and running with the line of Ed Jenkins heirs, now or formerly, (Deed Book 41, Page 596) South 36-43'08" West 1,324.57 feet to a 12 inch Oak; then South 56-04'07" East 723.42 feet to an existing iron pin; then South 56-04'07" East 199.27 feet to the centerline of NCSR 1244; then with the centerline of said road South 04-57'37" East 234.34 feet; then South 19-35'38" East 51.79 feet to a point in the center of said road at the beginning of a curve; then continuing with the center of said road and along said curve to the right which has a radius of 51.82 feet for a length of 76.12 feet; chord bearing South 22-29'16" West 69.46 feet to a point in the center of said road; then South 64-34'10" West 67.84 feet to a point in the center of said road at the beginning of a curve; then continuing with the center of said road and along said curve to the right which has a radius of 141.81 feet for a length of 117.06 feet, chord bearing South 88-13'04" West 113.76 feet to a point in the center of said road, then North 68-08'02" West 107.72 feet to a point in the center of said road at the beginning of a curve, then continuing with the center of said road and along said curve to the left which has a radius of 69.09 feet for a length of 90.45 feet, chord bearing South 74-21'48" West 84.13 feet to a point in the center of said road, then South 36-51'38" West 36.62 feet to the end of a culvert in said road; then leaving the center of said road and running with a branch South 56-02'55" East 116.77 feet; then South 46-05'03" East 71.01

feet; then South 39-55'56" East 80.17 feet; then South 59-36'22" East 71.99 feet; then South 48-26'17" East 69.64 feet then, South 39-50'30" East 51.94 feet; then South 55-49'55" East 43.35 feet to a point at the intersection of said branch with Yellow Branch; then running up said Yellow Branch South 39-26'21" West 56.50 feet; then South 06-30'41" East 34.36 feet; then South 61-05'38" West 69.50 feet; then South 13-44'45" West 38.56 feet; then South 62-02'55" West 32.51 feet; then South 55-14'40" West 70.00 feet; then South 47-48'31" West 81.61 feet; then South 41-10'08" West 119.21 feet to a point in the center of Yellow Branch; then leaving Yellow Branch and running with the line of Webb; North 47-18'00" West 113.76 feet to an iron pin set; then North 46-58 West 181.19 feet to an iron pin set; then North 57-23 West 96.40 feet to an iron pin set; then North 64-54 West 195.70 feet to an existing iron pin; thence North 43-49 West 69.66 feet to an iron pin set; then North 50-52 West 124.74 feet to a 14 inch Oak; then North 52-37'40" West 105.29 feet to a point in the center of a 10 foot wide soil road; then with the center of said road and with the lands of J.V. Jenkins, now or formerly, (Deed Book 46, Page 13) along a curve to the left which has a radius of 214.77 feet for a length of 100.37 feet, chord bearing North 66-00'59" West 99.46 feet to a point in the center of said road at the beginning of a curve; then continuing with the center of said road and along said curve to the right which has a radius of 63.91 feet for a length of 109.10 feet, chord bearing North 30-30'07" West 96.33 feet to a point in the center of said road; then North 18-24'04" East 51.36 feet to a point in the center of said road at the beginning of a curve, then continuing with the center of said road and along said curve to the left which has a radius of 203.36 feet for a length of 63.48 feet, chord bearing North 09-27'29" East 63.23 feet to a point in the center of said road at the beginning of a curve, then continuing with the center of said road and along said curve to the left which has a radius of 223.49 feet for a length of 62.15 feet, chord bearing North 07-27'03" West 61.95 feet to a point in the center of said road at the beginning of a curve; then continuing with the center of said road and along said curve to the left which has a radius of 301.60 feet for a length of 72.13 feet, chord bearing North 22-16'14" West 71.96 feet to a point in the center of said road at the beginning of a curve, then continuing with the center of said road and along said curve to the left which has a radius of 122.00 feet for a length of 48.76 feet, chord bearing North 40-34'21" West 48.44 feet to a point in the center of said road; then North 52-01'22" West 42.59 feet to a point in the center of said road at the beginning of a curve, then continuing with the center of said road and along said curve to the right which has a radius of 56.85 feet for a length of 50.08 feet, chord bearing North 26-46'58" West 48.48 feet to a point in the center of said road; then North 01-32'35" West 25.61 feet to a stone on the western edge of said road, then leaving said road and continuing with the line of Jenkins North 20-21 West 183.95 feet to an iron pin set; then North 05-15 West 30.03 feet to an iron pin set then South 38-57'08" West 589.26 feet to an existing iron pin, corner common to Eagle's Nest Section 4, then with said line South 81-56'09" West 695.42 feet to an existing iron pin and then North 74-03'20" West 338.63 feet to the BEGINNING. Containing 115.83 acres, +/-.

BEING the same lands described and conveyed in the deed from Myrick to Norwood recorded at Deed Book 189, Page 266, Graham County Registry.

SUBJECT to the easements for existing utilities and including the utility easements granted to Nantahala Power and Light Company recorded at Deed Book 53, Page 257, and Deed Book 138, Page 507, Graham County Registry.

SUBJECT to the flowage easement for Fontana Lake as granted to the Tennessee Valley Authority recorded at Deed Book 46, Page 562, Graham County Registry.

SUBJECT to the road right of way easement as granted to the Tennessee Valley Authority recorded at Deed Book 46, Page 569, Graham County Registry.

SUBJECT to the road right of way easement for the public roadway, NCSR 1224, Yellow Branch Road.

SUBJECT to the rights of others in the use of the existing roadways along the southern boundary of the herein conveyed lands as shown on the above referenced plat of survey.

SUBJECT to the water easement for use of a spring as reserved in the deed recorded in Book 77, Page 321, Graham County Registry.