

11-18-2024
Jayana Ledwell
County Clerk, Graham County, NC



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Fee Amt: \$26.00 Page 1 of 4
Graham County, North Carolina
KIMBERLY D. LEQUIRE Register of Deed

BK **424** PG **340-343**

NORTH CAROLINA SPECIAL WARRANTY DEED

Revenue: Exempt (G.S. §105-228.28)
Graham County Parcel #: 6602-00-00-0300 &
6602-00-00-00310P

Prepared By:
John F. Henning, Jr.
A Licensed NC Attorney
Campbell Shatley, PLLC
674 Merrimon Avenue, Suite 210
Asheville, NC 28804

Any delinquent taxes to be paid out of proceeds by the closing attorney.
No title examination performed by the preparer of this instrument.

THIS DEED, made and entered into this the 14th day of October, 2024, by the GRAHAM COUNTY BOARD OF EDUCATION, a local education agency, body politic and corporate of the State of North Carolina, having its principal office located at 52 Moose Branch Road, Robbinsville, NC 28771, Grantor; and JON ANDREWS and JEROME BROCK PARKER, tenants in common, 5155 HWY 28N Almond, NC 28702, Grantee;

WHEREAS, at its regular meeting of September 3, 2024, the Grantor duly adopted a resolution declaring the property described below to be surplus pursuant to N.C. Gen. Stat. §115C-518, and thereafter offered the same to the Graham County Board of Commissioners for acquisition, which offer the Board of Commissioners declined;

WHEREAS, pursuant to N.C. Gen. Stat. § 160A-269, the Grantor advertised the Grantee's offered purchase price of \$30,000 for the property, which became the highest and best offer with the expiration of the upset bid period on September 30, 2024; and

WHEREAS, at its regular meeting on October 1, 2024, the Grantor agreed to sell the property to the Grantee for its offered price;

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, their heirs, successors and assigns, in fee simple, all that certain tract or parcel of land in Stecoah Township, Graham County, State of North Carolina, being more particularly described as follows:

Tract 1 (Graham County Parcel Number 6602-00-00-0300):

BEING a tract of land, containing 1.84 acres, more or less, described in that deed dated November 15, 2017 from Phillips and Jordan Incorporated to the Graham County Board of Education, recorded in Deed Book 363 at pages 176-178 of the Graham County Registry, to which reference is hereby made for a more complete and accurate description.

Tract 2 (Graham County Parcel Number 6602-00-00-0310P):

BEING a tract of land, containing 4.88 acres, more or less, described in that deed dated August 20, 2012 from the Graham Help Foundation to the Graham County Board of Education, recorded in Deed Book 322 at pages 538-541 of the Graham County Registry, to which reference is hereby made for a more complete and accurate description.

The above-referenced parcels of property are not the primary residence of the Grantor.

The conveyance of the property hereinabove described is subject to easements of record for roadways, utility lines and facilities, including without limitation the right-of-way for N.C. Highway 28 to its full legal width.

TO HAVE AND TO HOLD the parcel of property described herein and all privileges and appurtenances thereto belonging to the Grantee in fee simple, subject to the rights of reversion provided for herein.

And the Grantor covenants with the Grantee that the Grantor has done nothing to impair such title as the Grantor received to the above -described property, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through the Grantor.

IN WITNESS WHEREOF, the Grantor has caused these presents to be signed in its name by its Chairman, and attested to by its Superintendent, and its official seal to be affixed, the day and year first above written.

[Signatures appear on the following page.]

GRAHAM COUNTY BOARD OF EDUCATION

By: Rodney Nelson
Rodney Nelson, Chairman

Attest:

Robert Moody
Robert Moody, Superintendent
Ex Officio Clerk of the Board

(OFFICIAL SEAL)

STATE OF NORTH CAROLINA
COUNTY OF GRAHAM

I, Samantha C. Guffey, a Notary Public of the aforesaid County and State, hereby certify that Robert Moody, with whom I am personally acquainted, first being duly sworn by me, says that he is the Superintendent of Graham County Schools and Ex Officio Clerk to the Graham County Board of Education, and that Rodney Nelson is Chairman of the Graham County Board of Education, the Grantor described in and which executed the foregoing instrument, and that he knows the official seal of said Board; that the seal affixed to the foregoing instrument is the official seal and the name of the Board was subscribed thereto by its Chairman and that said Chairman and Clerk subscribed their names thereto and said common seal was affixed, all by authorization of the Board of Education, and that instrument is the act and deed of the Graham County Board of Education.

Witness my hand and NOTARIAL SEAL, this the 15th day of October, 2024.

Samantha C. Guffey, Notary Public

My Commission Expires: July 14th 2029

(NOTARIAL SEAL)

