

NO DELINQUENCIES AS OF THIS
DATE 5-5-17

Jayana Ledwell
Graham County Tax Collector

Doc ID: 000640670006 Type: CRP
Kind: QUIT CLAIM DEED
Recorded: 05/05/2017 at 02:32:55 PM
Fee Amt: \$26.00 Page 1 of 6
Revenue Tax: \$0.00
Graham County, North Carolina
Carolyn Stewart Register of Deeds
BK **358** PG **224-229**

NORTH CAROLINA QUITCLAIM DEED

Prepared by Mack D. Tallant, Attorney at Law
County of Graham
State of North Carolina

Revenue Stamps: N/A

PARCEL # 56830002001513
and portion of 568300020015

(Lot 13 and 23, Sam Cove Subdivision)

This DEED, made this 5th day of May, 2017, by and between:

JASON NEAL and wife, SHANNON A. NEAL, of 229 Stonington Drive, Augusta, GA 30907,
hereinafter called "Grantor",

AND

SHANNON A. NEAL, of 229 Stonington Drive, Augusta, GA 30907, hereinafter called
"Grantee";

The Grantor and Grantee identified in this deed shall include each party, whether individually or in a representative capacity as indicated, and the heirs, successors, and assigns of each person and shall include singular, plural, masculine, feminine, or neuter as required by context. Upon information furnished by the Grantor or their agents, the accuracy of which is not guaranteed by the preparing attorney, the mailing address of the Grantor is as stated herein, and the property described in this deed [] includes [X] does not include, the primary residence of a Grantor.

WITNESSETH:

THAT THE GRANTOR, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and does by these presents grant, bargain, quitclaim and convey unto GRANTEE, all the GRANTOR'S right, title and interest in that certain tract or parcel of real property situate in Stecoah Township, Graham County, North Carolina, more particularly described as follows:

ALL the Grantor's interest Lot 13 and Lot 23 of Sam Cove Subdivision as more particularly described in the attached "Schedule A".

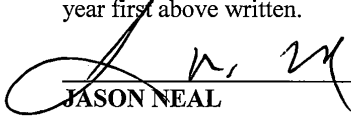
TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all appurtenances and privileges thereunto belonging, to the said Grantee and the Grantee's heirs and assigns, free and discharged from all right, title, claim or interest of the Grantor or anyone claiming by, through or under the Grantor.

THE GRANTOR makes no warranty, express or implied, as to title to the real property described herein.

This conveyance is made pursuant to NCGS § 39-13.3, NCGS § 52-10 and NCGS § 52-10.1 in order to vest title to the within described property solely in the Grantee herein, free and clear of any right, title and interest of the Grantor, Jason Neal. This conveyance is made after fair and reasonable disclosure of the property and financial obligations, both real and personal, of each spouse to the other, as between Grantee and Grantor, Jason Neal.

For this purpose and with regard to the real property described herein, and any interests and rights described herein or related thereto, by execution of this deed, Grantor Jason Neal hereby waives, releases and quitclaims forever unto the Grantee (1) any and all right to share in the intestate estate of the Grantee upon the Grantee's death as provided in NCGS § 29-14, (2) all and every right to elect to take a life estate in said real property pursuant to NCGS § 29-30 upon the death of the Grantee, (3) all and every right to an elective share in the estate of the Grantee pursuant to NCGS § 30-3.1 *et seq*, (4) any and all rights arising out of any action for equitable distribution under NCGS § 50-20, (5) any and all rights arising from application of the community property laws of any state, and (6) any and all other rights and interests in said real property which the Grantor, Jason Neal, now has or may hereafter have or acquire arising out of or accruing to said Grantor, Jason Neal, by reason of past, current or future marital relationship with the Grantee.

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

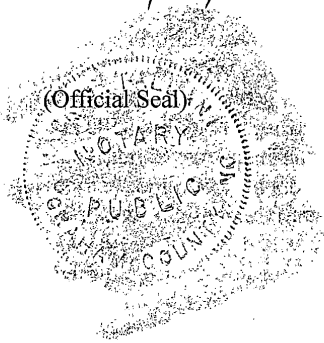
 (Seal)
JASON NEAL

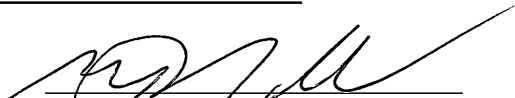
 (Seal)
SHANNON A. NEAL

STATE OF North Carolina
COUNTY OF Graham

I 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: **JASON NEAL and SHANNON A. NEAL**

Date: 5/5/17




(Official Signature of Notary)
Michael D. Galt, Notary Public
(Notary's printed or typed name)

My Commission Expires: 1/23/21

SCHEDULE "A" / EXHIBIT "A"
Property Description

BEING two (2) contiguous lots located in the Sam Cove Subdivision, located in Stecoah Township, Graham County, North Carolina, as more particularly described on the plat of survey entitled "Lots 13, 13A and 23 of Sam Cove Subdivision, Keith Crisp, et als, Property", said plat of survey being dated July 17, 2015, performed by Kenneth R. Moore, PLS L-2739, said plat of survey being hereby referred to for greater certainty and accuracy of description and incorporation herein, and being more particularly described by metes and bounds as follows:

Lot 13, Sam Cove Subdivision:

BEGINNING AT an iron pin set, said iron pin set being the northeastern corner of the tract of land herein conveyed and described (N=635386.93, E= 5584440.58) said iron pin set being a corner common with Lot 23, said iron pin lying South 55-46-02 West, 85.47 feet from an iron rod set, a tie, thence from said iron pin set travelling with the line common with Lot 23, South 48-26 East, 79.15 feet to an iron pin set in the center of the access road for Lot 23, and thence with the center of said access road with a 20 foot wide easement (10 feet each side of center): South 33-54 West 35.13 feet; South 59-47 West 42.22 feet; South 69-01 West 67.44 feet; South 66-08-43 West 23.11 feet, thence leaving the center of said roadway and travelling South 04-01-18 East 20.09 feet to an iron rod set; South 03-49-57 East 13.20 feet to an iron rod set; South 03-49-27 East 20.61 feet to a point in the center of the subdivision roadway, a corner common with Lot 23, thence leaving the line common with Lot 23 and travelling thence along the center of the subdivision roadway with a 30 foot wide (15 feet each side of center) road right of way easement, the following courses and distances: South 72-42-02 West 25.27 feet; South 58-03-48 West 43.13 feet; South 47-17-13 West 16.64 feet, South 51-37 West 11.58 feet to a point; thence leaving the center of said road right of way easement and thence traveling along the line common with Lot 13A: North 61-47 West 30.40 feet to an iron pin; North 61-47 West 52.39 feet to an iron pin; North 61-48 West 17.03 feet to a point in the center of a gravel drive; thence with the center of the gravel drive and continuing along the line common with Lot 13A: South 31-28 West 46.09 feet; South 39-49 West 57.00 feet to a point in the center of a 30-foot wide road right of way easement for the subdivision roadway (15 feet each side of center) thence with the center of said subdivision road right of way easement North 83-08 West 71.59 feet; South 85-03 west 42.96 feet; thence leaving the center of the subdivision road right of way easement and thence traveling up the center of a small branch; North 49-12 West 20.63 feet; North 58-01 West 15.52 feet; North 88-24 West 26.65 feet; North 76-36 West 22.33 feet; North 78-45 West 35.83 feet; North 89-24 West 32.43 feet; North 77-30 West 45.02 feet to a point in the center of a 30-wide subdivision road right of way easement thence leaving the center of the branch and traveling along the center of said road right of way easement North 56-26 East 89.05 feet; North 51-56 East 91.21 feet, North 51-56 East 66.92 feet; thence leaving the center of the subdivision road right of way easement and traveling South 20-55 East 13.61 feet to an iron pin set: North 63-32 East 47.35 feet to an iron pin; North 52-55 East 131.62 feet to a 12-inch Red Oak; North 78-46 East 48.01 feet to an iron pin set; South 85-01 East 213.16 feet back to the place and point of BEGINNING. Containing 2.39 acres, more or less and being designated as Lot 13, on the above referenced plat of survey.

TOGETHER WITH a perpetual, appurtenant and non-exclusive road right of way easement over and across the "Gravel Drive" located along the northwestern boundary of Lot 13A, including the right to repair and maintain the same.

Lot 23, Sam Cove Subdivision:

BEGINNING at an iron pin set (N:635386.93 E: 584440.58) said iron pin set being a common corner with Lot 13 of Sam Cove Subdivision; said iron pin set lies South 85-01 East 213.16 feet from an iron pin set; a tie, thence from said beginning iron pin set, leaving the line common with Lot 13 of Sam Cove Subdivision; and traveling a new division line of the Crisp Property (116/89) the following courses and distances: North 55-46-02 East 85.47 feet to an iron rod set; North 38-22-44 East 65.20 feet to an iron rod set; North 38-22-44 East 36.53 feet to a point in the center of a subdivision road right of way easement (30 feet in width, 15 feet each side of center) (said point lies South 08-36-58 East 115.04 feet from an iron rod found on the southwest line of Lot 18, a tie) thence traveling with the center of the subdivision road right of way easement the following courses and distances: South 34-00-47 East 43.68 feet; South 43-38-09 East 47.91 feet; South 46-30-11 East 53.35 feet; South 50-09-50 East 55.54 feet; South 52-05-54 East 46.44 feet; South 53-16-11 East 54.76 feet; South 51-17-59 East 32.29 feet; South 14-24-12 East 8.69 feet to a point at the intersection with another subdivision roadway; thence continuing with the division line of the Crisp Property and thence traveling with the centerline of the intersecting road right of way easement (30 feet in width, 15 feet each side of center) the following courses and distances: South 61-48-20 West 24.19 feet; South 66-19-59 West 25.29 feet; South 68-23-56 West 34.29 feet; South 71-55-03 West 31.86 feet; South 77-25-05 West 49.05 feet; South 84-22-23 West 64.03 feet South 83-59-02 West 69.84 feet; South 82-32-55 West 56.58 feet; South 87-45-58 West 52.83 feet; South 86-30-32 West 47.59 feet; South 72-42-02 West 14.41 feet to a point; said point being the common southern corner with Lot 13 of Sam Cove Subdivision; thence leaving the center of the subdivision road right of way easement and traveling thence with the line common with Lot 13 of Sam Cove Subdivision the following courses and distances: North 03-49-57 West 20.61 feet to an iron rod set; North 03-49-57 West 13.20 feet to an iron rod set; North 04-01-18 West 20.09 feet to a point in the center of the access road for Lot 23 and thence continuing with the line common with Lot 13 and traveling with the center of the access road for Lot 23; North 66-08-43 East 23.11 feet; North 69-01 East 67.44 feet; North 59-47 East 42.22 feet; North 33-54 East 35.13 feet to an iron pin set, thence leaving the center of the access road for Lot 23 and continuing thence with a line common with Lot 13: North 48-26 West 79.15 feet back to the place and point of BEGINNING. Containing 1.60 acres, more or less and being designated as Lot 23, on the above referenced plat of survey.

TOGETHER WITH a perpetual, appurtenant and non-exclusive road right of way easement over and across the access road to Lot 23 which crosses the southern portion of Lot 13 and then runs along the common boundary line of Lot 13 and 23, including the right to repair and maintain the same.

BOTH THE above described lots are conveyed:

TOGETHER WITH a perpetual, appurtenant, and nonexclusive road right of way easement over and across all existing subdivision roads and subdivision access roads to provide ingress, egress and regress to and from the above described tract of real property and the public road.

SUBJECT TO and TOGETHER WITH the Restrictive Covenants for Sam Cove Subdivision, recorded at Deed Book 118, Page 255 and amended at Deed Book 156, Page 118, Graham County Registry.

SUBJECT TO the road right of way easement for the subdivision roads and access roads as shown on the above referenced plat of survey, including the 20 foot wide (10 feet each side of center) road easement across the southern portion of Lot 13 and along the common boundary line between Lot 13 and Lot 23; the 30 foot wide (15 feet each side of center) road easement located on the southern boundary of Lot 13; and the 30 foot wide (15 feet each side of center) road easement located on the southern and eastern boundary of Lot 23.

SUBJECT TO existing easements for utilities.