

SWAIN COUNTY NC  
DIANA WILLIAMSON KIRKLANI  
REGISTER OF DEEDS

FILED	Apr 25, 2025
AT	12:55:12 PM
BOOK	00541
START PAGE	0059
END PAGE	0063
INSTRUMENT #	00642
EXCISE TAX	\$0.00

SWAIN COUNTY TAX OFFICE

Date 04/25/2025  
Stamps 0.00  
PIN 667000185723  
Signature KD

(ALL TAXES PAID ON THIS PARCEL ONLY.)

This instrument prepared by:  
The Law Firm of  
**SMITH & MORGAN LAW, PA**  
Licensed North Carolina Attorneys  
240 Skyland Drive  
Sylva, North Carolina 28779

*Brief Description for the Index:*  
Charleston Township  
18.551 acres, +/-  
PIN# 667000185723

PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION

Revenue \$0.00

**QUITCLAIM DEED**

THIS QUITCLAIM DEED made this the 16<sup>th</sup> day of April, 2025, by and between, **COCHRAN FARMS, LLC, a North Carolina limited liability company**, of P.O. Box 634, Whittier, NC 28789 (hereinafter referred to as Grantor), and **KENT DWAYNE COCHRAN** and wife, **DORIS LYNN COCHRAN**, of P.O. Box 634, Whittier, NC 28789 (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 the singular, plural, masculine, feminine or neuter as required by context.

**WITNESSETH**

That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) to them in hand paid and for such other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has remised and released and by these presents does remise, release and forever quitclaim unto the Grantee, their heirs and assigns, all right, title, claim and interest of the said Grantor in and to that certain tract or parcel of land lying and being in the Charleston Township, Swain County, North Carolina, and more particularly described as follows:

BEING AND COMPREHENDING a tract of land containing 18.551 acres, more or less, and being more particularly described on attached **Exhibit A** which is fully incorporated herein.

AND BEING the same the lands and premises conveyed unto **COCHRAN FARMS, LLC, a North Carolina limited liability company**, herein by deed recorded in Book 333, Page 871, Jackson County Public Registry.

All or a portion of the property herein conveyed \_\_\_\_\_ includes or \_\_\_\_ **X** \_\_\_\_\_ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee, their heirs and assigns, in fee simple.

(The remainder of this page intentionally left blank.  
Signatures begin on the following page.)

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal on this the 16 day of April, 2025.

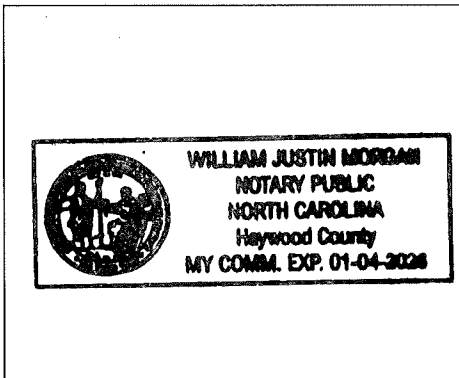
Kent Dwayne Cochran (SEAL)  
KENT DWAYNE COCHRAN, Member Manager

STATE OF North Carolina

COUNTY OF Jackson

I, William Justin Morgan, a Notary Public of the State and County appearing above, do certify that before me personally appeared **KENT DWAYNE COCHRAN**, who is a Member-Manager of Cochran Farms, LLC, the person(s) who signed the preceding or attached record, and who acknowledged to me that he as a Member-Manager of Cochran Farms, LLC, signed it voluntarily on behalf of Cochran Farms, LLC, for its stated purpose.

Witness my hand and official seal this 16<sup>th</sup> day of April, 2025.



[NOTARIAL SEAL]  
[Must be fully legible]

William Justin Morgan  
Notary Public

[Note: Notary Public must sign exactly as on notary seal]

My Commission Expires: 1-4-2026

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal on this the 16 day of April, 2025.

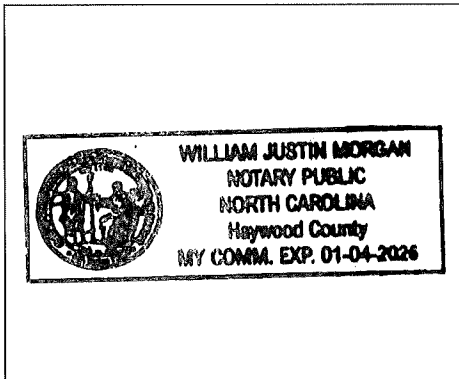
Doris Lynn Cochran (SEAL)  
**DORIS LYNN COCHRAN, Member-Manager**

STATE OF North Carolina

COUNTY OF Jackson

I, William Justin Morgan, a Notary Public of the State and County appearing above, do certify that before me personally appeared **DORIS LYNN COCHRAN**, who is a Member-Manager of Cochran Farms, LLC, the person(s) who signed the preceding or attached record, and who acknowledged to me that she as a Member-Manager of Cochran Farms, LLC, signed it voluntarily on behalf of Cochran Farms, LLC, for its stated purpose.

Witness my hand and official seal this 16<sup>th</sup> day of April, 2025.



[NOTARIAL SEAL]  
[Must be fully legible]

William Justin Morgan  
Notary Public

[Note: Notary Public must sign exactly as on notary seal]

My Commission Expires: 1-4-2026

## **EXHIBIT "A"**

The herein conveyed property is located in the Alarka Creek Community, Charleston Township, Swain County, North Carolina, and is all of the property conveyed in a deed from George A. Bowers and Eva M. Bowers to Douglas J. Bowers and Charlene P. Bowers, dated August 12, 1980 and recorded in the Swain County Registry in Deed Book 129 at page 76, containing 18.551 acres more or less; and being the 18.551 acre tract labeled 'Douglas Bowers' on a plat recorded in the Swain County Registry in Map Book 9, page 3, being Slides 521B and 522A. The cited deed and map are incorporated into this description by reference.

Also conveyed is an easement from the property conveyed to the public road as set forth in an easement from Lester Crain and Carolyn Crain to Douglas J. Bowers and Charlene P. Bowers, dated August 14, 1980 and recorded in the Swain County Registry in Book 129, page 121; and an easement from Buford Bowers and Jeanette Bowers to Douglas Bowers and Charlene Bowers, dated January 5, 1981 and recorded in the Swain County Registry in Book 130, page 629. The easement from Buford Bowers and Jeanette Bowers to Douglas Bowers and Charlene Bowers, dated January 5, 1981 and recorded in the Swain County Registry in Book 130, page 629 is corrected and supplemented by an easement from Mark Stephenson and Tammy Stephenson to Douglas J. Bowers and Charlene P. Bowers, dated August 2006 and recorded in the Swain County Registry prior to recording this deed as part of this same transaction.

George A. Bowers died in Jackson County, NC on May 26, 1981; and Eva M. Bowers died in Jackson County, NC on November 28, 1991.

And Being the same property conveyed unto Cochran Farms, LLC, in Deed recorded in Book 333, Page 871, Swain County Registry.