

NORTH CAROLINA
JACKSON COUNTY

THE CERTIFICATE OF:

Janice R. Dix

IS CERTIFIED TO BE CORRECT:

Joe Hamilton
REGISTER OF DEEDS



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Fee Amt: \$347.00 Page 1 of 2
Excise Tax: \$330.00
Jackson County, NC
Joe Hamilton Register of Deeds

BK 1480 PG 380-381

THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF A TITLE
EXAMINATION, UNLESS OPINION ISSUED IN WRITING BY:

Heather C. Baker 05 B 12
Coward, Hicks & Siler, P.A.
705 W Main Street
Sylva NC 28779

NORTH CAROLINA
JACKSON COUNTY



REVENUE \$ 330.00

THIS DEED, made, executed and delivered, this the 3rd day of February, 2005, by and between J. DAVID BLOCK and wife, DONNA LEE BLOCK, Grantor and GEORGE MITSEAS, married, JOHN FOLLO, JR., married, and PAMELA MEKROS, married Grantees, whose address is: 6705 Bobwhite Ct. Seffner FL 33584;

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:

NOW THEREFORE, the said Grantors, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration to them in hand paid by the said Grantees, the receipt of which is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Grantees, their heirs and assigns, all of that certain piece, parcel or tract of land, lying and being in Savannah Township, Jackson County, North Carolina, and more particularly described as follows:

BEING all the lands described in and conveyed by Deed from Thomas H. Cabe and wife, Barbara H. Cabe and Steven Lee Cabe to J. David Block and wife, Donna Lee Block dated August 24, 2001 as recorded in Book 1128 Page 324 of the Jackson County Public Registry. TOGETHER WITH and SUBJECT TO easements, road rights of way, water rights of way and restrictions, of public record, all incorporated herein by reference as if fully set forth herein. Also, Subject to the ad valorem taxes for 2005 and all subsequent years.

BEING Lot 24, a 2.584 acre tract, Lot 25, a 2.715 acre tract; Lot 26 a 1.049 acre tract; Lot 27 a 3.362 acre tract; Lot 28, a 4.36 acre tract; Lot 29, a 3.13 acre tract; Lot 30 a 2.935 acre tract and Lot 31, a 4.22 acre tract; all as shown on a plat prepared by Gibson Land Surveying, dated August 10, 1990 and recorded in Plat Cabinet 6, Slide 218, Jackson County Pubic Registry, which plat is expressly incorporated herein for a more particular legal description of the property herein conveyed.

This instrument is made and given SUBJECT TO the Covenants, Restrictions, Easements, Terms and Conditions Governing Certain Lands Owned by Thomas H. Cabe and Steven Lee Cabe in Savnannah Township, Jackson County North Carolina, as recorded in Book 812, Page 763 of the Jackson County Public Registry.

This instrument is made and given TOGETHER WITH and SUBJECT TO the non-exclusive 40 foot road right of way easement as shown on the above referenced recorded plat, which leads from NCSR 1311 to the lands herein conveyed for the purpose of ingress and egress.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said Grantees and their heirs and assigns forever.

AND the said Grantors, for themselves and their heirs, executors and administrator, covenant to and with the said Grantees, their heirs, assigns, executors and administrators, that they are seized of said lands and premises and have a good and lawful right and power to convey the same in fee simple; that said lands and premises are free and clear from all liens and encumbrances, and that the said Grantors, and their heirs, executors and administrators, will, have, and by these presents, do hereby forever warrant and will forever defend the said title to the same unto the said Grantees, their heirs and assigns, executors and administrators, against all lawful claims, whatsoever, of all persons, whomsoever.

IN TESTIMONY WHEREOF, the said Grantors has hereunto set her hand and seal, this the day and year first above written.

J. David Block (SEAL)
J. DAVID BLOCK

Donna Lee Block (SEAL)
DONNA LEE BLOCK

STATE OF FLORIDA
COUNTY OF SARASOTA

I, Janice R. Dix, a Notary Public, do hereby certify that J. DAVID BLOCK and wife, DONNA LEE BLOCK personally appeared before me this day and acknowledged the due execution of the foregoing Deed for the purposes therein expressed.

WITNESS my hand and Notarial Seal, this the 3 day of February 2005.

Janice R. Dix
NOTARY PUBLIC

My Commission Expires:

