BK:00455 PG:0605

SWAIN COUNTY TAX OFFICE
Date 2-1-18
Stamps 0
PIN 6690-00-19-5145
Signature Jessica Danner
(ALL TAXES PAID ON THIS PARCEL ONLY.)

FILED
SWAIN COUNTY NC
DIANA WILLIAMSON KIRKLAND
REGISTER OF DEEDS

FILED	Feb 01, 2018
AT	12:41:45 pm
BOOK	00455
START PAGE	0605
END PAGE	0606
INSTRUMENT #	00151
EXCISE TAX	(None)

EXCISE TAX: $-0-
PIN: portion of 6690-00-19-5145
GRANTORS PRIMARY RESIDENCE: no RECORDING TIME, BOOK AND PAGE
****
Prepared by: Fred H. Moody, Jr., P.O. Box 670, Bryson City, NC 28713
TITLE TO THE WITHIN DESCRIBED LANDS ARE NOT CERTIFIED BY FRED H. MOODY, JR. UNLESS A WRITTEN TITLE OPINION IS RENDERED.
****

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

COUNTY OF SWAIN

THIS DEED made this 1st day of Feb., 2018, by and between

JONNI C. MEDFORD AND HUSBAND,
J. D. POINTET
PO BOX 968
BRYSON CITY, NC 28713

hereinafter referred to as Grantor, and

JONNI C. MEDFORD AND CHERYL D. HOLSCHER, as
joint tenants with right of survivorship
PO BOX 968
BRYSON CITY, NC 28713

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 singular, plural, masculine, feminine or neuter as required by context.

W I T N E S S E T H:

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 Charleston Township, Swain County, North Carolina and more particularly described as follows:

Being a certain 1.64 acre tract of land located along the East side of Mason Branch Road, SR 1139, said property being surveyed

and platted by Tuckaseegee Land Surveying, dated October 18, 2017, drawing #192-289-B, and said plat being recorded in the Office of the Register of Deeds for Swain County, North Carolina, in Plat Cab _____, Slide _____, to which said map or plat reference is hereby expressly made for a more complete and particular description.

This conveyance is made subject to and together with a right of ay and easement for SR 1130 to its full legal width.

For a source of title see deed book 195, page 206 and book 438, page 745, Swain 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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Exceptions and reservations as set forth herein.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

Jonni Medford (SEAL)

_____ (SEAL)

STATE OF NORTH CAROLINA

COUNTY OF SWAIN

I, Sue C. King, a Notary Public of the County and State aforesaid, certify that JONNI C. MEDFORD AND J. D. POINTET personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 1st day of Feb, 2018.

My commission expires: 5/29/2018

Sue C. King
Notary Public

Sue C. King
Print Notary Name

SUE C. KING NOTARY PUBLIC SWAIN COUNTY, N.C.

SWAIN COUNTY TAX OFFICE
Date 6-16-17
Stamps 0
PIN 6690-00-09-7138
Signature Jessica Danner
(ALL TAXES PAID ON THIS PARCEL ONLY.)

FILED
SWAIN COUNTY NC
DIANA WILLIAMSON KIRKLAND
REGISTER OF DEEDS

FILED	Jun 16, 2017
AT	03:58:11 pm
BOOK	00449
START PAGE	0551
END PAGE	0554
INSTRUMENT #	00982
EXCISE TAX	(None)

EXCISE TAX: $
PIN: 6690-00-09-7138
GRANTORS PRIMARY RESIDENCE: no **RECORDING TIME, BOOK AND PAGE**
****
Prepared by: Fred H. Moody, Jr., P.O. Box 670, Bryson City, NC 28713
TITLE TO THE WITHIN DESCRIBED LANDS ARE NOT CERTIFIED BY FRED H. MOODY, JR. UNLESS A WRITTEN TITLE OPINION IS RENDERED.
****

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

COUNTY OF SWAIN

THIS DEED made this 13 day of June, 2017, by and between

LEO B. MOORE, Widow of SAMUEL R MOORE,
620 MASON BRANCH ROAD
BRYSON CITY, NC 28713

hereinafter referred to as Grantor, and

JONNI C. MEDFORD
620 MASON BRANCH ROAD
BRYSON CITY, NC 28713

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 singular, plural, masculine, feminine or neuter as required by context.

W I T N E S S E T H:

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 Charleston Township, Swain County, North Carolina and more particularly described as follows:

SEE DESCRIPTION CONTAINED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY EXPRESS REFERENCE

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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Exceptions and reservations as set forth herein.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

Leo B Moore (SEAL)
LEO B. MOORE

STATE OF NORTH CAROLINA

COUNTY OF SWAIN

I, Sue C. King, a Notary Public of the County and State aforesaid, certify that LEO B. MOORE personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 13 day of June, 2016.

My commission expires:
5/29/2018

Sue C King
Notary Public

Sue C. King
Print Notary Name

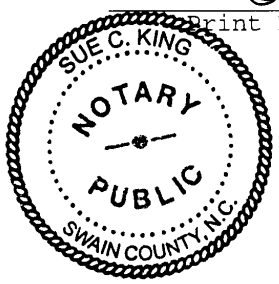

EXHIBIT "A"

Property Address: Mason Branch Road, Bryson City, North Carolina 28713

Lying and being in the Mason Branch Section of Alarka Community, Charleston Township, Swain County, North Carolina, and being that certain 2.018 acre tract or parcel of land, surveyed and platted by Herron Associates, September 24, 2015, drawing #2902-2367-B, project #150824B1, and being more particularly shown on a map or plat recorded in Map Cab 4, Slide 3171, Swain County Registry, to which said map reference is hereby expressly made for a more complete and particular description of said property.

This conveyance is made subject to a right of way for the Mason Branch Public Road to its full legal width.

For a source of title see Book 313, page 247, Swain County Registry.

0411
0559

SWAIN COUNTY TAX OFFICE
Date 04-25-2013
Stamps # 30.00
PIN 6690-00-27-4976

Signature R. Jones

(ALL TAXES PAID ON THIS PARCEL ONLY.)

BK:00411 PG:0559

FILED
SWAIN COUNTY NC
DIANA WILLIAMSON KIRKLAND
REGISTER OF DEEDS

FILED	Apr 25, 2013
AT	09:17:41 am
BOOK	00411
START PAGE	0559
END PAGE	0568
INSTRUMENT #	00658
EXCISE TAX	$30.00

EXCISE TAX: $30.00
PIN: 669000274976
GRANTORS PRIMARY RESIDENCE: yes **RECORDING TIME, BOOK AND PAGE**

Prepared by: Fred H. Moody, Jr., P.O. Box 670, Bryson City, NC 28713
TITLE TO THE WITHIN DESCRIBED LANDS ARE NOT CERTIFIED BY FRED H. MOODY, JR. OR MOODY & BRIGHAM, PLLC, UNLESS A WRITTEN TITLE OPINION IS RENDERED.

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

COUNTY OF SWAIN

THIS DEED made this 21 day of April, 2013, by and between

LORRAINE ANNE MEYERS, Trustee of the Revocable Living Trust
Lorraine Anne Meyers, datd May 26, 2012
12800 SW 7th Court, Unit G-411
Pembroke Pines, FL 33027

hereinafter referred to as Grantor, and

JONNI C. MEDFORD
620 Mason Branch Road
Bryson City, NC 28713

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 singular, plural, masculine, feminine or neuter as required by context.

W I T N E S S E T H:

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 Charleston Township, Swain County, North Carolina and more particularly described as follows:

Being that certain 34.41 acre tract or parcel of land as shown on a map entitled "George Meyers and Lorraine Meyers", prepared by Joel Johnson Land Surveying, Inc., dated July 20, 2004, as recorded

in Map Cab 3, at page 1598, Swain County Registry, to which said map reference is hereby expressly made for a more complete and particular description of said property.

For a source of title see deed book 405, page 55, Swain 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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Exceptions and reservations as set forth herein.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

Lorraine Anne Meyers (SEAL)
LORRAINE ANNE MEYERS, TRUSTEE

STATE OF FLORIDA

COUNTY OF Broward

I, Gary R Marlin, a Notary Public of the County and State aforesaid, certify that LORRAINE ANNE MEYERS, TRUSTEE personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 21 day of April, 2013.

My commission expires: _____

_____
Notary Public
Gary R Marlin
Print Notary Name

GARY R. MARLIN
MY COMMISSION # DD 938397
EXPIRES: December 5, 2013
Bonded Thru Notary Public Underwriters

AFFIDAVIT

STATE OF FLORIDA

SS

COUNTY OF BROWARD

I, LORRAINE ANNE MEYERS, after being duly sworn, depose and says that:

1. I am Trustee under the following Trust Agreement:

The REVOCABLE TRUST of LORRAINE ANNE MEYERS, dated May 26, 2012.

2. That attached hereto are pertinent pages of the Trust document.

3. The Trustee has full power and authority to do convey the real property described below.

4. No contrary powers or restrictions appear in the Trust document.

5. The Trust has been in full force and effect during the period of ownership of the subject real property.

6. This affidavit pertains to the following real property:

Being that certain 34.41 acre tract or parcel of land as shown on a map entitled "George Meyers and Lorraine Meyers", prepared by Joel Johnson Land Surveying, Inc., dated July 20, 2004, as recorded in Map Cab 3, at page 1598, Swain County Registry, to which said map reference is hereby expressly made for a more complete and particular description of said property.

For a source of title see deed book 405, page 55, Swain County Registry.

Executed this 21 day of April, 2011.

Lorraine Anne Meyers

LORRAINE ANNE MEYERS, TRUSTEE

Signature – Witness #1

Gary R Marlin

Print Name – Witness #1

Elaine Marlin

Signature – Witness #2

Elaine Marlin

Print – Witness #2

State of Florida

County of Broward

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared, LORRAINE ANNE MEYERS, personally known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same.

Witness my hand and official seal in the County and State last aforesaid this 21 day of April, 2013.

Notary Signature

GARY R. MARLIN
MY COMMISSION # DD 938397
EXPIRES: December 5, 2013
Bonded Thru Notary Public Underwriters

REVOCABLE LIVING TRUST

OF

LORRAINE ANNE MEYERS

THIS TRUST AGREEMENT is made this 26 day of May, 2012, by LORRAINE ANNE MEYERS, as Grantor, hereinafter referred to as "Grantor", and LORRAINE ANNE MEYERS, as Trustee, hereinafter referred to as "Trustee". The Grantor revokes all prior Revocable Trusts.

Item 1. Statement of Purpose: Beneficiaries.

A. Grantor has established this trust in order to provide a means for the management of certain of Grantor's assets, for the management of such further property interests as may be deposited with Trustee by Grantor, and for the maintenance, comfort and support of Grantor during Grantor's life.

B. At the time of the execution of this Trust Agreement, Grantor's immediate family group consists of the following persons:

MARILYN ELYSE BARON: Daughter

ELAINE ALLISON MARLIN: Daughter

SHARON ARLENE GOLDMAN: Daughter

JONATHAN MEYERS, JARED MEYERS, and HEIDI MEYERS: Grandchildren (the children of my deceased son PAUL EVAN MEYERS).

Item 2. Trust Assets.

A. Grantor has created this trust by depositing with the Trustee the property described on Schedule A, which is annexed. From time to time additional property, perhaps including policies of life insurance, may be deposited with the Trustee for administration under this instrument. Grantor by Grantor's will may direct that a

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part or all of Grantor's estate and property over which Grantor has a power of appointment shall be delivered to the Trustee for administration under this Agreement after Grantor's death.

B. The deposit of additional property with the Trustee and the passing of property to the Trustee under the terms in which Grantor may be then domiciled, and all of that property received by the Trustee shall be added to and administered as a part of the trust, without the amendment of Schedule A attached hereto.

Item 3. Trustee.

The Trustee of this Trust and of all trusts created in this Agreement shall be LORRAINE ANNE MEYERS. In the event the Trustee dies, resigns, or becomes incapacitated as defined hereafter, the Successor Trustee shall be ELAINE ALLISON MARLIN.

Item 4. Incapacity.

The Successor Trustee shall serve as Trustee in the event the Trustee becomes incapacitated, as is verified in writing by two licensed medical doctors, or in the event the Trustee declares in writing her unwillingness for any reason to act as Trustee, until she likewise is verified competent or declares willingness to serve. Third parties are absolved of any liability for relying on the statements of these two physicians.

If the Trustee is incapacitated as defined above, the Successor Trustee shall manage the Trust's assets as the Grantor sets forth in this Declaration of Trust for the Grantor's care, support, maintenance, and general welfare out of the Trust's income and principal. If the Grantor is incapacitated as defined above, it is not necessary for the Successor Trustee to obtain any type of court order or to report to any court on any expenditures.

Item 5. Receipt and Covenants of the Trustee.

A. The Trustee acknowledges receipt of the property described in Schedule A.

B. The Trustee will manage, invest and reinvest the property described in Schedule A, and will receive, manage, invest and reinvest their proceeds and will hold, manage, invest and reinvest such additional property as may be deposited

LM

estate or any trust and to agree to any rescission or modification of any contract agreement.

B. To retain any security or other property owned by me at the time of my death, so long as such retention appears advisable, and to exchange any such security or property for other securities or properties and to retain such items received in exchange. I also waive the provisions of F. S. A. Section 738.12 relating to under productive property with respect to any property owned by me at the time of my death.

C. To sell, exchange, assign, transfer and convey any security or property, real or personal, held in my estate or in any trust fund, at public or private sale, at such time and price and upon such terms and conditions (including credit) as it may determine.

D. To invest and reinvest in such stocks, bonds and other securities and properties as it may deem advisable including stocks and unsecured obligations, undivided interests, interests in investment trusts, common trust fund, stock in a mutual trust investment company, mutual funds, leases, and property which is outside of my domicile, all without diversification as to kind or amount, without being restricted in any way by any statute or court decision (now or hereafter existing) regulating or limiting investments by fiduciaries.

E. To register and carry any property in his or her own name or in the name of its nominee or to hold it unregistered, but without thereby increasing or decreasing its liability as fiduciary.

F. To sell or exercise any "rights" issued on any securities held in my estate or in any trust fund hereunder.

G. Unless inconsistent with other provisions of this instrument, to consider and treat as principal all dividends payable in stock, all dividends in liquidation, and all "rights" issued on securities (except those declared and payable as of a "record date" preceding my death, which shall be considered and treated as principal).

H. To charge or credit to principal any premiums and discounts on securities purchased at more or less than par.

I. To vote in person or by proxy any stocks or securities held, and to grant such proxies and powers of attorney to such person or persons as it may deem

LM

Item 12. Trustees' Certificate.

A certificate signed by any Trustee under this instrument and acknowledged by him before a notary public shall be conclusive evidence upon all persons and for all purposes of the facts stated in the certificate respecting the terms of this instrument and the identity of the Trustees who from time to time are surviving under it.

Item 13. Residence as Homestead.

The Grantor reserves the right to reside upon any real property placed in this trust as his permanent residence during his lifetime, it being the intent of this provision to retain for the Grantor the requisite beneficial interest and possessory right in and to such real property to comply with Section 196.041 of the Florida Statutes such that said beneficiary and possessory right constitutes in all respects, "equitable title to real estate" as that term is used in Section 6, Article VII of the Constitution of the State of Florida. Notwithstanding anything contained in the Trust to the contrary, the Grantor's interest in any real property in which he resides pursuant to the provisions of this Trust shall be deemed to be an interest in real property and not personalty and shall be deemed the homestead of the Grantor.

Item 14. Florida Law Clause.

This instrument has been prepared and executed in the State of Florida, and Grantor and Trustees are residents of Florida. All questions concerning the meaning and intention of the terms of this instrument and concerning its validity and all questions relating to performance under it shall be judged and resolved in accordance with the laws of Florida.

IN WITNESS WHEREOF, I have hereunto signed my hand and acknowledged and published this instrument, consisting of this and other typewritten pages, in the presence of the undersigned witnesses, on this 26 day

LM

of May, 2012.

Lorraine Anne Meyers

LORRAINE ANNE MEYERS, Grantor and Trustee

The foregoing instrument was signed, sealed, published and declared by **LORRAINE ANNE MEYERS**, the Grantor/Trustee, to be the REVOCABLE LIVING TRUST OF **LORRAINE ANNE MEYERS** in our presence, and we, at her request and in her presence and in the presence of each other, have hereunto subscribed our names as witnesses, this 26 day of May, 2012.

Witness GARY R MARLIN residing at 9310 SW 83 St. Miami, FL 33173

Witness TOBY MARLIN residing at 12317 SW 110 S. CANAL ST. RD MIAMI FL 33186

STATE OF FLORIDA

COUNTY OF BROWARD

On this day personally appeared before me, **LORRAINE ANNE MEYERS**, the Grantor/Trustee, to me well known to be the person described in and who executed the foregoing **REVOCABLE LIVING TRUST OF LORRAINE ANNE MEYERS** and she acknowledged before me that she executed the same for the purposes therein expressed.

IN WITNESS WHEREOF, I have set my hand and official seal at Broward

LM

County, Florida, this 26th day of May, 2012.

Notary Public

My commission expires:

TOBY MARLIN
MY COMMISSION # DD 945088
EXPIRES: February 26, 2014
Bonded Thru Notary Public Underwriters

LM