

0491

BK:00491 PG:1000

1000 SWAIN COUNTY TAX OFFICE

Date 5-14-21

Stamps \$200.00

PIN 6673-04-74-4159

Signature [Handwritten Signature]

(ALL TAXES PAID ON THIS PARCEL ONLY.)

FILED  
SWAIN COUNTY NC  
DIANA WILLIAMSON KIRKLAND  
REGISTER OF DEEDS

FILED May 14, 2021

AT 10:04:31 am

BOOK 00491

START PAGE 1000

END PAGE 1002

INSTRUMENT # 01180

EXCISE TAX \$200.00

**NORTH CAROLINA GENERAL WARRANTY DEED**

**\*\*PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION\*\***

Prepared by: Gary H. Miller, 18 Colonial Square, Sylva, NC 28779

Mail To: Gary H. Miller, 18 Colonial Square, Sylva, NC 28779

Brief description for the Index: Lot 1, Bryson Gap Preserve

Parcel Number: PORTION OF 667304744159

Excise Tax: \$200.00

**The property conveyed is not the principal residence of the Grantor**

THIS DEED is made this 14<sup>th</sup> day of May, 2021, by and between

<p><b>GRANTOR:</b></p> <p>WILLIAM H. GARVIN III, married but see Free Trader Agreement recorded in the records of the Register of Deeds for Swain County, North Carolina in Deed Book 491 at Page 235.</p> <p>1400 Village Square Blvd Suite 3-334 Tallahassee, FL 32312</p>	<p><b>GRANTEE:</b></p> <p>GORDON TAYLOR DICKERSON, a 50% undivided interest and</p> <p>EDWIN E. LOTT, a 50% undivided interest, as tenants in common</p> <p>1211 Circle Drive Tallahassee, FL 32301</p>
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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, that the Grantor, for a valuable consideration paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged by Grantor, has and by these presents does hereby grant, bargain, sell and convey unto the Grantee, in fee simple, all that certain lot(s) or parcel(s) of land situated in Charleston Township, Swain County, North Carolina and more particularly described as follows:

See Exhibit A attached to this Deed, incorporated by reference into this Deed and specifically made a part of this Deed.

TO HAVE AND TO HOLD the aforesaid lot(s) or parcel(s) 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 said premises in fee simple and 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 conveyed is subject to the following exceptions: Easements, restrictions and rights of way of record, and utility lines and rights of way in existence over, under or upon the property conveyed by this deed and exceptions in this deed or in Exhibit A hereto.

IN WITNESS WHEREOF, the Grantor has hereunto set his and her hand and seal, effective the day and year first above written.

*William H. Garvin III* (SEAL)  
WILLIAM H. GARVIN III

Swain COUNTY

STATE OF North Carolina

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purposes stated therein and in the capacities indicated: WILLIAM H. GARVIN III.

Witness my hand and official seal, this 14<sup>th</sup> day of May, 2021.

*Lauren Raper*  
Notary Signature

Lauren Raper  
Notary Printed Name

3-13-26  
Date Commission Expires

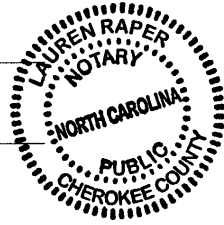


EXHIBIT A

The Property conveyed (the "Property") is a part of the property described (i) in that certain deed between William Herbert Garvin, Jr. as Trustee of the William Herbert Garvin, Jr. Living Trust dated November 8, 2002, and Sarah Elizabeth Cochran Garvin as Trustee of the Sarah Elizabeth Cochran Garvin Living Trust dated November 8, 2002 to William H. Garvin, III and David Cochran Garvin recorded in the records of the Register of Deeds for Swain County, North Carolina in Deed Book 266 at page 784, (ii) that certain deed from David Cochran Garvin, a single man, to William H. Garvin, III recorded in the records of the Register of Deeds for Swain County, North Carolina in Deed Book 409 at page 632.

The Property consists of 2.19 acres, more or less, and is Lot 1 as depicted on a plat of survey by William R. Howell, PLS, entitled "Bryson Gap Preserve Phase I being a portion of the William H. Garvin Property, Deed Book 409, Page 632", dated April 20, 2021, Drawing Number 843-20-S, recorded in the records of the Register of Deeds for Swain County, North Carolina in Plat Cabinet 4 at Slide 3755 (the "Survey").

The Property is conveyed together with an easement for access between the Property and the public road known as "Breedlove Road" over the thirty (30) foot wide right of way and access easement depicted on the Survey between Breedlove Road and the entrance gate to Bryson Gap Preserve Subdivision Phase I (the "Subdivision") and from the entrance gate to the Subdivision I to the Property and throughout the Subdivision on the thirty (30) foot wide right of way and easement known as Bryson Gap Road.

The Property is conveyed subject to and together with the Declaration of Easements, Covenants, Conditions and Restrictions of Bryson Gap Preserve recorded in the records of the Register of Deeds for Swain County, North Carolina in Deed Book 491 at page 0892-00918.