BK:00502 PG:0257

FILED
SWAIN COUNTY NC
DIANA WILLIAMSON KIRKLAND
REGISTER OF DEEDS
FILED Dec 20, 2021
AT 03:33:21 pm
BOOK 00502
START PAGE 0257
END PAGE 0259
INSTRUMENT # 03173

EXCISE TAX $290.00

SWAIN COUNTY TAX OFFICE
Date 12-20-2021
Stamps 290.00
PIN 6674010820 15
Signature KmD.

(ALL TAXES PAID ON THIS PARCEL ONLY.)

NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by: Jonathan C. Mattox, a licensed North Carolina attorney.
Brief description for the Index: 14.323 acres
Parcel Number: 6674.01.08.2015 *(Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.)*
Excise Tax $290.00

_____ If initialed, the property includes the primary residence of at least one of the Grantors. (NC GS § 105-317.2)

TITLE TO THE WITHIN DESCRIBED LANDS IS NOT CERTIFIED BY JONATHAN C. MATTOX OR BRIGHAM & MATTOX, PLLC UNLESS A WRITTEN TITLE OPINION IS RENDERED.

THIS DEED made this 14th day of July, 2021 by and between:

GRANTOR:	GRANTEE:
James Carter, unmarried 401 N. Columbine Street Golden, Colorado 80403	David R. Castor PO Box 2824 Bryson City, North Carolina 28713

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

See Exhibit A attached hereto and incorporated herein 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 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 set forth herein.

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

James Carter (SEAL)
James Carter

County of Jefferson
State of Colorado

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: **James Carter**.

Witness my hand and official seal, this 14 day of July, 2021.

Jane Elizabeth Ericson
Notary Signature (*Must Match Name on Seal **Exactly***)

Affix Notary Seal:

Jane Elizabeth Ericson
Notary Printed Name (*Must Match Name on Seal **Exactly***)

JANE ELIZABETH ERICSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154011923
MY COMMISSION EXPIRES MARCH 24, 2023

3-24-23
Date Commission Expires

Exhibit A

Lying and being in the Charleston Township, Swain County, North Carolina.

BEGINNING at a point in the common corner of D.H. Simonds (Book 161 at page 53) and E. Watkins (Book 137 at page 442), now or formerly, said point being in the centerline of SR 1364, and thence from said BEGINNING point, with the line of said E. Watkins and with centerline of said road, N. 67-11-18 W. 579.79 feet to a point.; thence with line of Link & MacVane (Book 229. Page 755, Book 237, page 743, Book 139, page 175 & Book 130, page 227) and with centerline of S.R. 1379, 60' R/W (Book 113, page 542 & Book 113, page 543), N. 37-59-15 E. 238.25 feet to a point; thence N. 34-43-15 E. 133.58 feet to a point; thence N. 15-37-15 E. 109.84 feet to a point; thence N. 23-13-45 W. 28.48 feet to a point; thence N. 81-13-45 W. 52.20 feet to a point; thence S. 63-22-15 W. 146.66 feet to a point; thence N. 87-10-45 W. 57.73 feet to a point; thence N. 47-41-45 W. 46.94 feet to a point; thence N. 8-38-45 W. 46.57 feet to a point; thence N. 19-18-15 E. 40.33 feet to a point; thence N. 50-35-45 W. 24.40 feet to an existing iron found; thence N. 48-18-29 E. 211.95 feet to a point; thence N. 35-20-57 E. 124.90 feet to an iron pin set; thence with line of Z.V. Lindsay (Book 157, page 69) N. 61-42-57 E. 205.80 feet to an existing iron pin; thence with line of D.L. Williamson (Book 239, Page 149) S. 71-17-03 E. 150.05 feet to an existing iron found; thence S. 71-08-18 E. 50.00 feet to an iron pin set; thence with line of Z.V. Lindsay (Book 157, page 69), S. 46-59-41 E. 221.47 feet to an existing iron pin; thence S. 56-49-02 E. 307.30 feet to an 18" White Oak Found Point "B"; thence with a new line, S. 22-33-01 E. 804.24 feet to a point in the centerline of SR 1364; thence with the centerline of said road and with the line of D.H. Simonds (Book 161 at page 53), N. 67-04-40 W. 142.18 feet to the point and place of BEGINNING and being a 15.649 acre ,more or less tract of land, as set forth in survey titled "Rollon Smith & James Carter", by Sylvia E. Higdon, P.L.S. dated May 4, 2005, revised July 13, 2005.

Being a portion of the property described in the deed from Windsong to Carter, dated September 29, 2005 and recorded in Book 315, page 333, Swain County Registry.

LESS AND EXCEPT a 1.329 acre tract described in the deed from Carter to Castor recorded in Book 394, page 8, Swain County Registry, and subject to the road easements set forth therein.

SUBJECT TO the easement for Fontana Road to its full legal width.

James Carter (SEAL)
James Carter