

DATE 2016-11-02 BY MM**2016009487**

HAYWOOD COUNTY NC FEE \$26.00

EXEMPT

PRESENTED & RECORDED

11/02/2016 02:12:55 PM

SHERRI C. ROGERS

REGISTER OF DEEDS

BY: STACY C. MOORE

ASSISTANT

BK: RB 916

PG: 2013 - 2015

HAYWOOD COUNTY TAX CERTIFICATION

Mike E. Matthews, Haywood County Tax Collector

Date: 2016-11-02 By: bmbraun

There are no delinquent taxes due that are a lien against parcel(s)

Excise Tax \$ 0.00

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. 7694-00-9533
 Verified by _____ County on the _____ day of _____, 20____
 by _____

Mail after recording to GRANTEE

This instrument was prepared by Casey N. Ferri, Attorney

Brief Description for the index

NORTH CAROLINA GENERAL WARRANTY DEED

No Title Examination Requested or Performed

THIS DEED made this 26th day of September, 2016 by and between**GRANTOR**

JANICE C. AMARA (Unmarried)

Mailing Address:220 Santa Maria
Venice, FL 34285**GRANTEE**SETH ANDREW and STEPHANIE ANDREW, Co-
Trustees, of the Ralph K. Andrew Irrevocable Trust
U/A/D April 18, 2016Mailing Address:11698 Anhinga Avenue
Venice, FL 34292Property Address:536 Red Bank Road
Waynesville, NC 28786

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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 of Grantor's interest (being a one-half interest) in that certain lot or parcel of land situated in Waynesville Township, Haywood County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

All property taxes have been paid in full.

Submitted electronically by "Conrad Trosch & Kemmy, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Haywood County Register of Deeds.

EXHIBIT A

Deed from JANICE C. AMARA

to

SETH ANDREW and STEPHANIE ANDREW, Co-Trustees of the Ralph K. Andrew Irrevocable Trust
U/A/D April 18, 2016

DESCRIPTION.

BEGINNING on an iron found in the center of Red Bank Creek (common corner with Burkett - Book 372, page 770) and with Lot 10-C; thence with the centerline of said creek and the line of Taylor (Book 518, page 2141) four [4] calls as follows:

- 1) N. 41-00-39 W. 20.82 feet;
- 2) N. 06-47-07 E. 34.98 feet;
- 3) N. 15-58-21 W. 79.88 feet;
- 4) N. 38-40-39 W. 53.58 feet;

thence leaving the centerline of Red Bank Creek and continuing with the Taylor line three [3] calls as follows:

- 1) S. 89-52-39 W. 20.98 feet to a set 6/8-inch rebar with survey cap;
- 2) S. 89-52-39 W. 98.88 feet to a set 6/8-inch rebar with survey cap;
- 3) S. 89-52-39 W. 12.00 feet to a point in the centerline of an existing gravel road right of way;

thence continuing with the Taylor line and generally with the centerline of said existing gravel road right of way six [6] calls as follows:

- 1) N. 14-49-24 E. 8.41 feet to a point;
- 2) Along a left-hand curve [with a radius of 43.80 feet and an arc length of 49.33 feet] a chord bearing and distance of N. 17-26-37 W. 46.77 feet to a point;
- 3) N. 49-42-39 W. 101.28 feet to a point;
- 4) Along a left-hand curve [with a radius of 84.00 feet and an arc length of 38.93 feet] a chord bearing and distance of N. 82-59-10 W. 38.58 feet to a point;
- 5) S. 85-23-03 W. 40.39 feet to a point;
- 6) N. 43-40-00 W. 12.88 feet to a point in the line of Smith (Book 437, page 1215);

thence with the Smith line N. 85-23-03 E. 240.18 feet to a point in the centerline of Red Bank Creek; thence with the centerline of Red Bank Creek N. 04-56-03 E. 22.94 feet to a point [a common corner with Lot 10-A and Smith - Book 437, page 1215]; thence with the line of Lot 10-A N. 55-34-38 E. 61.75 feet to a point in the western margin of the 60-foot right of way for Red Bank Road, N.C.S.R. 1155; thence continuing with the line of Lot 10-A N. 55-34-38 E. 31.03 feet to a point in the centerline of the right of way for Red Bank Road; thence with the centerline of said right of way four [4] calls as follows:

- 1) S. 19-38-28 E. 75.21 feet;
- 2) S. 15-40-27 E. 135.10 feet to a point [where the centerline of Buller Hills Drive intersects with the centerline of Red Bank Road];
- 3) S. 15-40-27 E. 104.81 feet;
- 4) S. 29-31-46 E. 49.88 feet to a common corner with Lot 10-C;

thence with the line of Lot 10-C S. 41-10-49 W. 88.03 feet to the POINT OF BEGINNING, being Lot 10-B and a part of Lot 3, as per the survey and plat of Herron Land Surveying, J. Randy Herron, RLS, dated April 11, 1938, entitled "Division of Lot 10 - Buller Hills of Barbers Orchard Plat Prepared for Robert E. & Marcella Ledford", and being Drawing No. 2184-440-A; and, also as per the survey and plat of Sechser Precision Surveying & Mapping, PLLC, dated January 21, 2002, bearing Job Number 02-008 and File Number 7894-02-A, incorporating the plat and survey of J. Randy Herron, RLS, dated October 26, 1985, also bearing Drawing Number 2184-440-A.

TOGETHER WITH, INCLUDING and SUBJECT TO the following as shown on the plat and survey of Sechser Precision Surveying & Mapping, PLLC [dated January 21, 2001, bearing Job Number 02-008, File Number 7894-02-A]:

- 1) A 30-foot wide open and ungated right of way for ingress, egress and all utility purposes [including cable television] over and across the lands of Matthew Ledford [Deed Book 477, page 1641] as set forth and retained in Deed Book 452, page 2883, Haywood County Registry;
- 2) An open and ungated right of way for ingress, egress and all utility purposes [including cable television] over the existing gravel road;
- 3) A 20-foot wide open and ungated right of way for ingress, egress and all utility purposes;
- 4) The rights of others in and to the uninterrupted flow of Red Bank Creek.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 852, Page 1701.

A map showing the above described property is recorded in Plat Book _____, Page _____.

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:

All easements, restrictions and rights of way of record and the lien for the current year ad valorem taxes which are assumed by the Grantee(s) herein.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name) JANICE C. AMARA FOR (SEAL)
JANICE C. AMARA as Durable Power of Attorney
By: _____ (SEAL)

President _____ (SEAL)
ATTEST: _____ (SEAL)

Secretary _____ (SEAL)

(Corporate Seal)

SEAL-STAMP

FLORIDA, SARASOTA County.

I, JOHN FERRARI, JR., a Notary Public of the County and State aforesaid, certify that JANICE C. AMARA, Grantor, personally appeared before me this day and acknowledged the voluntary execution of the foregoing instrument for the purpose stated therein and in the capacity indicated. Witness my hand and official stamp or seal, this 26th day of September, 2016.

My commission expires: / /

John Ferrari Jr.



JOHN FERRARI, JR.
MY COMMISSION # FF 884383
EXPIRES: September 8, 2020
Bonded thru Budget Notary Services

Notary Public

SEAL-STAMP

NORTH CAROLINA, Mecklenburg County.

\$47-41.01(e)

I, _____, a Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he/she is _____ (title) of _____ (Corp Name), a corporation, and that he/she, as _____ (title), being authorized to do so, executed the foregoing on behalf of the corporation. Witness my hand and official stamp or seal, this _____ day of _____, 20____.

My commission expires: / /

Notary Public

The foregoing Certificate(s) of _____

is/are certified to be correct. This instrument and this certificate are duly registered at the date and in the Book and Page shown on the first page hereof. _____ REGISTER OF DEEDS FOR _____ COUNTY

By _____ Deputy/Assistant-Register of Deeds.