

NORTH CAROLINA
JACKSON COUNTY



Doc ID: 003301080003 Type: CRP
Recorded: 06/09/2005 at 02:13:51 PM
Fee Amt: \$2,400.00 Page 1 of 3
Excise Tax: \$2,380.00
Jackson County, NC
Joe Hamilton Register of Deeds

THE CERTIFICATE OF:
Leslie J. Stevens

BK **1506** PG **184-186**

IS CERTIFIED TO BE CORRECT:
Joe Hamilton
REGISTER OF DEEDS

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$2,380.00

Tax Lot No. _____ Parcel Identifier No. _____

Mail after recording to W. Paul Holt, Jr.

This instrument was prepared by **Douglas Thigpen**

Brief Description for the index

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THIS DEED made this ___ day of May, 2005, by and between

GRANTOR	GRANTEE
<p>WACHOVIA BANK, NATIONAL ASSOCIATION, Trustee of the A. J. DILLS AND WILLA MAE SCROGGS FAMILY FOUNDATION, a private charitable foundation created under Agreement between Willa Mae Scroggs and Wachovia Bank, National Association, dated September 18, 1995</p>	<p>James E. Corbin, Trustee of the John F. Corbin, Jr. Testamentary Trust as established under the will of John F. Corbin, Jr. recorded in file 94-E-144 Of the Jackson County Registry</p> <p>72 Oakland Lane Sylva, NC 28779</p>

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 Sylva Township, **Jackson** County, North Carolina and more particularly described as follows:

SEE SCHEDULE A ATTACHED HERETO AND INCORPORATED HEREIN.

The property herein conveyed was acquired by Grantor by instrument recorded in Book ___ Page ___.

A map showing the above described property is recorded in **Plat Cabinet 12, Slide 24 (less that shown on Plat Cabinet 12, Slide 76), Plat Cabinet 13, Slide 471 and Plat Cabinet 13, Slide 641.**

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 has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor except for the exceptions hereinafter stated.

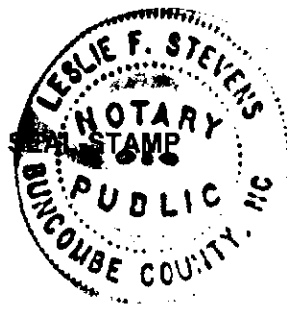
Title to the property hereinabove described is subject to the following exceptions:

SUBJECT to easements, restrictions, rights of way of record and ad valorem taxes for 2005.

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.

WACHOVIA BANK, NATIONAL ASSOCIATION, Trustee

by: [Signature]
RAYMOND SPELLS, JR., Senior Vice President



NORTH CAROLINA, Buncombe County.
I, a Notary Public of the County and State aforesaid, certify that **RAYMOND SPELLS, JR., Senior Vice President of WACHOVIA BANK, NATIONAL ASSOCIATION, Trustee of the A. J. DILLS AND WILLA MAE SCROGGS FAMILY FOUNDATION**, personally appeared before me this day and, being duly sworn, acknowledged the execution of the foregoing instrument for and on behalf of the corporation as Trustee aforesaid.

Witness my hand and official stamp or seal, this 8th day of June, 2005.

My commission expires:
3-18-2009

[Signature: Leslie F. Stevens]
Notary Public

SCHEDULE A

TRACT ONE: Being that parcel of 107.70 acres, more or less, in Sylva Township, Jackson County, NC, lying entirely on the east side of Dills Cove Road (SR 1380) and shown on a plat of survey for Willa M. Scroggs by Roy J. Tucker, P.L.S. dated January 8, 2001, revised 8-29-2001 to show location of 0.98 acre tract, labeled "Dwg. No. 010801" and incorporated herein by reference, said plat being recorded in the Jackson County Registry in Plat Cabinet 11, slide 605 and in Plat Cabinet 12, slide 24. This Tract One specifically excludes the 0.98 acre parcel shown on said plat. LESS AND EXCEPT that 18.06 acre parcel conveyed to Granting and shown on a plat recorded in Plat Cabinet 12, slide 76. The total acreage conveyed in this Tract One is thus 89.64 as computed by Roy J. Tucker, PLS.

TRACT TWO: Being that parcel of 27.86 acres, more or less, in Sylva Township, Jackson County, NC, lying entirely on the west side of Dills Cove Road (SR 1380) and shown on a plat by Roy J. Tucker, PLS dated 04-03-2003 (Drawing No. 041503) recorded in the Jackson County Registry in Plat Cabinet 13 at slide 641, reference to which is hereby made for a more particular description.

TRACT THREE: Being a Permanent Easement for installation, maintenance, repair and replacement of utilities on that 0.19 acre parcel labeled "Permanent Utility Easement B" on that plat of survey by R. Joel Johnson, Professional Land Surveyor, dated June 7, 2004, which is recorded in Jackson County Plat Cabinet 13 at Slide 471, reference to which is hereby made.

TRACT FOUR: Being a Temporary Easement for installation of utilities on that 0.30 acre parcel labeled "Temporary Utility Easement B" on that plat of survey by R. Joel Johnson, Professional Land Surveyor, dated June 7, 2004, which is recorded in Jackson County Plat Cabinet 13 at Slide 471, reference to which is hereby made. This Temporary Easement shall expire upon completion of the utilities to be installed by Grantee within the Easement or on December 31, 2005, whichever comes first.