

Type: WARRANTY DEED
Recorded: 4/21/2022 2:55:06 PM
Fee Amt: \$386.00 Page 1 of 5
Revenue Tax: \$360.00
Jackson County, NC
Shandra Sims Register of Deeds

BK 2332 PG 1473 - 1477



Apr - 21 2022 CC

THIS INSTRUMENT WAS PREPARED BY
AND AFTER RECORDING RETURN TO:
J.K. Coward, Jr., a licensed North Carolina attorney
Coward, Hicks & Siler, P.A.
705 W Main Street
Sylva NC 28779

*Delinquent taxes, if any, to be paid by the
closing attorney to the county tax collector
upon disbursement of closing proceeds.*

NORTH CAROLINA
JACKSON COUNTY

PIN: 7643-42-7001 &
7643-51-4781
REVENUE: \$360

WARRANTY DEED

THIS DEED, made, executed and delivered, this the 21st day of April 2022, by and between, **MORE OR LESS FARM, LLC**, a North Carolina limited liability company, hereinafter "**GRANTOR**", whose address is: 244 Razorback Trail, Sylva, NC 28779, and **JON D. STALEY**, unmarried, hereinafter "**GRANTEE**", whose address is: 270 Deerfield Glen Dr., St. Augustine, FL 32086.

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:

The said Grantor, for good and valuable consideration to them in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell, and convey unto the said Grantee, his heirs, successors, and assigns, all of that certain piece, parcel, or tract of land, lying and being in Sylva-Rural Township, Jackson County, North Carolina, and more particularly described as follows:

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submitted electronically by "Coward Hicks & Siler, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Jackson County Register of Deeds.

See Attached **“Exhibit A”**

____ If checked, the property includes the primary residence of at least one of the Grantors. (NCGS105-317.2)

TO HAVE AND TO HOLD the aforesaid and above-described parcel or tract of land, with all the rights, privileges, and appurtenances thereunto belonging, or in anywise appertaining, unto the said Grantee, his heirs, successors, and assigns, in fee simple, forever.

AND the said Grantor, for its successors and/or assigns, covenants to and with the said Grantee, his heirs, successors, and assigns, that they are seized of said lands and premises and have a good and lawful right and power to convey the same in fee simple; that said lands and premises are free and clear from all liens and encumbrances, and that the said Grantor, and its successors and/or assigns, will, have, and by these presents, does hereby forever warrant and will forever defend the said title to the same unto the said Grantee, his heirs, successors, and assigns, against all lawful claims, whatsoever, of all persons, whomsoever.

(SIGNATURE PAGES TO FOLLOW)

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed by its duly authorized agents, the day and year first above written.

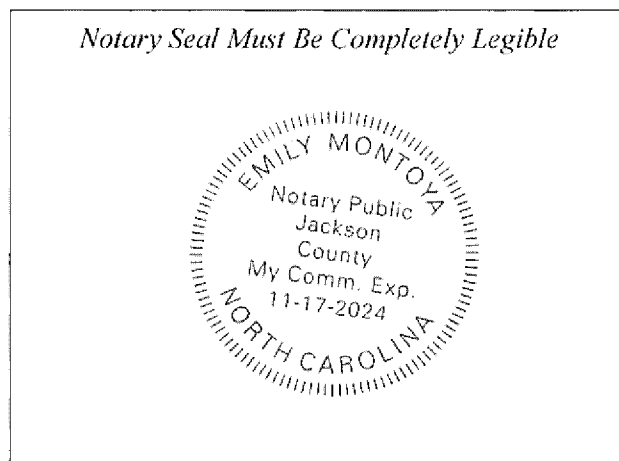
MORE OR LESS FARM, LLC
a North Carolina limited liability company

By: Robert Adams (SEAL)
ROBERT ADAMS, Managing Member

STATE OF North Carolina
COUNTY OF Jackson

I, Emily Montoya, Notary Public for said County and State, certify that **ROBERT ADAMS** personally came before me this day and acknowledged that he is the **MANAGING MEMBER** of **MORE OR LESS FARM, LLC**, a North Carolina limited liability company and that he as **MANAGNG MEMBER** being authorized to do so, executed the foregoing instrument on behalf of the corporation.

Witness my hand and notarial seal this the 21st day of April, 2022.



Emily Montoya
Signature of Notary Public
Emily Montoya
Printed Name of Notary Public
My Commission Expires:
11-17-2024

EXHIBIT “A”

From: More or Less Farms, LLC, a North Carolina limited liability company
To: Jon D. Staley

20.17 Acres, (+/-) & 24.33 Acres (+/-)
off of SR 1443 (Monteith Branch Road)
Sylva-Rural Township, Jackson County, North Carolina

TRACT ONE: 20.17 Acres, more or less

BEING the same lands as described in Quit Claim Deed dated December 31, 2009, from Robert John Adams and wife, Janice Elaine Adams, and recorded in Book 2257, Page 1566, Jackson County Public Registry.

BEING 20.17 ACRES, more or less, as shown on a map or plat of a survey prepared by Aaron Garrett Land Surveying, P.C., dated March 8, 2022, entitled “More or Less Farms, LLC, Sylva Township, Macon County, North Carolina”, recorded in Plat Cabinet 25, Slide 415, Jackson County Public Registry.

SUBJECT TO the Right of Way for SR #1443 (Monteith Branch Road), to its full legal width.

SUBJECT TO the right of way for the Department of Transportation, as recorded in Book 553, Page 229, Jackson County Public Registry.

Grantor herein, **EXCEPTS AND RESERVES**, and this conveyance is made and given **TOGETHER WITH AND SUBJECT TO** the right of way over the paved access road to SR 1443 (Monteith Branch Road), and further shown on the following calls: L17, L18, L19, and L20, on Plat Cabinet 25, Slide 415, Jackson County Public Registry. It is understood and agreed that all parties having the right to the use of said road shall pay their proportionate share of the cost of the maintenance, upkeep, and repair of said road.

TRACT TWO: 24.33 Acres, more or less

BEING the same lands as described in Deed dated February 17, 2014, from Denise M. Spitler, Ancillary Executrix of the Estate of Dottie A. McKenzie, Denise M. Spitler and husband, Jason Spitler, Debbie L. Lamb and husband, Edwin Lamb and Charles J. McKenzie, unmarried, heirs at Law of Dottie A. McKenzie to More or Less Farm, LLC, a North Carolina limited liability company, and recorded in Book 2024, Page 694, Jackson County Public Registry.

“**BEGINNING** at an existing iron pipe replacing a swamp dogwood, old corner as described in deed recorded in Book 164, at Page 530 of the Jackson County Public Registry, on the west bank of Monteith Branch and runs thence South 33-24 East 981.18 feet to an existing iron pipe; thence with the line of Adams, South 60-11-45 West 115.71 feet to an existing iron pipe corner #9 in Book 491 at Page 665; thence continuing South 60-11-45 West 262 feet to a point in the center line of the existing road right of way to North Carolina State Road 1443; thence continuing with South 60-11-45 West 807.11 feet to an existing iron pipe on top of Rocky Face Ridge; thence with the top of the ridge the following courses and distances: North 38-18-30 West 168.88 feet to a new iron pipe, North 13-12-30 West 96.02 feet to a new iron pipe, North 36-50-20 West 115.77 feet to a new iron pipe, North 50-59 West 92.39 feet to a new iron pipe, North 37-53-10 West 105.11 feet to a new iron pipe, North 47-27 West 114.35 feet to a new iron pipe, North 35-11-20 West 107.59 feet to an existing iron pipe on top of Rocky Face Ridge; thence leaving top of ridge and runs with the line of Frizzell, now or formerly (Book 376 at Page 69), North 50-58-20 East 1,244.05 feet to the point of **BEGINNING**, containing **24.33 Acres**, more or less, as shown on that un-recorded plat dated May 3, 1988 by Riley W. Henry, RLS, Drawing number 88-7.”

Grantor was fee simple title holder of the lands described in Book 2257, Page 1566. Prior to Grantor becoming fee simple title holder the prior owners had multiple right of ways throughout the lands. Upon Grantor becoming fee simple title holder of land described in Book 2257, Page 1566 the right of ways by and between prior title holder became null and void via the Grantors fee simple ownership, pursuant to 2 Webster's Real Estate Law in North Carolina § 15.31 (2021). Grantor is expressly terminating the right of way leading in a northwesterly direction by the residential dwelling shown on Plat 21, Slide 113, survey calls L34-L68. Grantor is expressly cancelling any and all other right of ways, not expressly granted in this deed, that shall be found in any prior titles pertaining to the lands described in Book 2257, Page 1566, of the Jackson County Register of Deeds.