

Issued Jun 13 2006
\$280.00
State of North Carolina
Cherokee County
Real Estate Excise Tax

WARRANTY DEED

This instrument was prepared by David E. Cowan of the law firm of Cowan & Cowan, P.A. Title to the lands and/or interest in lands described herein is not certified unless a separate, written title opinion has been given to, or title insurance obtained for, the Grantees herein by said law firm.

State of North Carolina
County Of Cherokee

Title File No. 66-930

This Indenture made the 10th day of January, 2006, by and between:

Daniel Taylor, an unmarried person

hereinafter called Grantors, and John P. Furlong and wife, Barbara A. Furlong
6004 Sanberry Circle
Boyton Beach, FL 33437

hereinafter called Grantees, (said designations shall include the respective parties, whether one or more, individual or corporate, and their respective successors in interest or assigns).

Witnesseth; That the Grantors, for and in consideration of the sum of Ten Dollars, and other good and valuable considerations to them in hand paid by the Grantees, the receipt whereof is hereby acknowledged, have and by these presents do give, grant, bargain, sell, convey and confirm unto the Grantees, their heirs and/or successors and assigns, (subject to the terms, conditions, covenants, restrictions, exceptions and reservations hereinafter stated, if any), the following particularly described real estate, located in Cherokee County, North Carolina to-wit:

In Beaverdam Township, District No.3, a part of what is known as the Bradford Property, Lot 30.

BEGINNING at a point in line common with U.S. Forest Service, Southwest corner of Lot 29, and runs thence a line common with Lot 29 South 50 deg 23' East a distance of 562.50 feet to a point in the centerline of access road; thence with centerline of access road five courses and distances as follows: South 42 deg 25' west a distance of 125.10 feet, South 00 deg 49' West a distance of 60.10 feet, South 11 deg 09' West a distance of 90.60 feet, south 47 deg 39' West a distance of 117.50 feet, and South 82 deg 39' West a distance of 133.50 feet to a point near the end of said access road; thence North 82 deg 30' West a distance of 218.50 feet to a stake in line common with U.S. Forest Service, Northwest corner of Lot 33; thence with two lines common with U.S. Forest Service North 05 deg 34' East a distance of 603.80 feet and North 35 deg 00' East a distance of 81.50 feet to the BEGINNING, containing 5.8 acres, more or less.

Together with a non-exclusive road and utilities easement out over access roads bordering said property and over subdivision roads to the public highway as a permanent means of ingress, egress and regress to the lot conveyed.



CHEROKEE COUNTY, NORTH CAROLINA
PIN: 1545 00 27 0235 000
BY: DAPHNE DECKERY 01/13/2006

The Grantor excepts and reserves a non-exclusive road and utilities easement sixty (60) feet in width, thirty (30) feet each side of the centerline of all roads in the subdivision for the benefit of Grantor, his heirs and assigns and for utilities as recorded in Deed Book 487, Page 198 in the Register of Deeds Office, Cherokee County, North Carolina.

This property is conveyed subject to easement granted Tri-State Electric Membership Corporation for power service as recorded in Deed Book 606, Page 66 in the Register of Deeds Office, Cherokee County, North Carolina.

FOR SOURCE OF TITLE reference Deed Book 1133, Page 795, Cherokee County, North Carolina Registry.

To Have and to Hold the above described land and premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantees, their heirs and/or successors and assigns forever, (subject to the terms, conditions, covenants, restrictions, exceptions and reservations hereinabove stated, if any).

And the Grantors covenant to and with the Grantees, their heirs and/or successors and assigns, that the Grantors are lawfully seized in fee simple of said land and premises, and have full right and power to convey the same to the Grantees in fee simple, and that said land and premises are free from any and all encumbrances (with the exceptions above stated, if any), and that they will and their heirs, executors, administrators and/or successors shall forever warrant and defend the title to said land and premises, with the appurtenances, unto the Grantees, their heirs and/or successors and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof each 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.

 (SEAL)
Daniel Taylor

State of North Carolina County of Cherokee

I, Samantha R Wells, a Notary Public of said state and county, do hereby certify that Daniel Taylor personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal, this the 12th day of January, 2006.



My Commission Expires 12-14-2009

 (Notary Seal)
Samantha R Wells
Notary Public

12-14-09

Prepared By

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PHONE: (828) 837-2332

DEED STAMPS: \$ 280.00