



Doc ID: 004910500003 Type: CRP
Recorded: 08/21/2015 at 04:02:00 PM
Fee Amt: \$564.00 Page 1 of 3
Revenue Tax: \$538.00
Jackson County, NC
Joe Hamilton Register of Deeds

BK **2090** PG **579-581**

THIS INSTRUMENT PREPARED WITHOUT
BENEFIT OF A TITLE EXAMINATION BY:

J.K. Coward, Jr. (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

REVENUE \$538.00
PIN: 7641-21-1935

WARRANTY DEED

THIS WARRANTY DEED, made, executed and delivered, this the 19 day of August, 2015, by and between FRANCES P. PLACIDE (unmarried) and PATRICIA M. ELKINS (unmarried), whose address is: 910 NW 120th Street, Seattle, Washington, 98177, hereinafter referred to as **Grantor**, and STEPHEN JEREMY CODY and wife, JESSICA S. CODY, whose address is: 166 Amaroo Ridge, Sylva, North Carolina, 28779, hereinafter referred to as **Grantee**;

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:

NOW THEREFORE, the said Grantors, for other good and valuable consideration to them in hand paid by the said Grantees, the receipt of which is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Grantees, their heirs and assigns, all of that certain piece, parcel or tract of land, lying and being in, Webster Township, Jackson County, North Carolina, and more particularly described as follows:

BEING AND COMPREHENDING Lot 5 containing 0.68 acre AND Lot 6 containing 0.79 acre, of Woodridge Block B as shown on a map or plat entitled "WOODRIDGE BLOCK B", Webster Township, Jackson County, North Carolina, and bearing date 11-5-75, mapped and platted by Roy J. Tucker, RLS, and recorded in the Office of Register of Deeds for Jackson County, North Carolina in Plat Cabinet 2, Slide 510.

BEING the property as described in and conveyed by Deed from Hometown Development, LLC a North Carolina Limited Liability Company, to Frances P. Placide and Patricia M. Elkins, dated February 1, 2008 as recorded in Book 1725, Page 17, Jackson County Public Registry. TOGETHER WITH and SUBJECT TO easements, road rights of way, water rights of way and restrictions, of public record, all incorporated herein by reference as if fully set forth herein.

This conveyance is made TOGETHER WITH and SUBJECT TO all rights of way as shown on above referenced plat including Right of Way leading to SR1348.

This conveyance is made and given SUBJECT TO the Restrictions, Covenants and Agreements as recorded in Book 359 at page 486 in the Office of Register of Deeds for Jackson County, North Carolina.

This conveyance is made SUBJECT TO easements for existing roadways and utility lines and facilities, restrictions of record and applicable land use laws and ordinances.

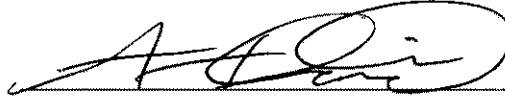
_____ If checked, the property includes the primary residence of at least one of the Grantors. (NCGS105-317.2)

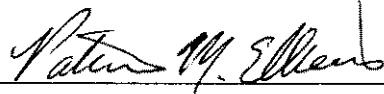
TO HAVE AND TO HOLD the aforesaid and above described parcel or tract of land, with all the rights, privileges and appurtenances thereunto belonging, or in anywise appertaining, unto the said Grantees, their heirs, successors, and assigns, to them and them only for their use and behoof in fee simple, forever.

AND the said Grantors, for themselves and their heirs, successors, and assigns, covenant to and with the said Grantees, their 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 Grantors, and their heirs, successors, and assigns, will, have, and by these presents, does hereby forever warrant and will forever defend the said title to the same unto the said Grantees, their heirs, successors, and assigns, against all lawful claims, whatsoever, of all persons, whomsoever.

[Continues on Next Page]

IN TESTIMONY WHEREOF, the said Grantors have hereunto set their hands and seals, this the day and year first above written.

 (SEAL)
FRANCES P. PLACIDE

 (SEAL)
PATRICIA M. ELKINS

STATE OF Washington
COUNTY OF King

I, Brandon Weatherby, Notary Public of the aforesaid County and State, do hereby certify that FRANCES P. PLACIDE and PATRICIA M. ELKINS personally appeared before me this day and acknowledged the due execution of the foregoing Deed for the purposes therein expressed.

WITNESS my hand and Notarial Seal, this the 19th day of August, 2015.


Signature of Notary Public

My Commission Expires:
09-19-2018

Brandon Weatherby
Printed Name of Notary Public

(SEAL)

