

BK: CRP B-42
PG: 2290-2294
RECORDED:
09-12-2022
02:00:01 PM
BY: TODD RABY
REGISTER



2022006993
MACON COUNTY, NC
TODD RABY
REGISTER OF DEEDS

NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$500.00

**TITLE TO THE ABOVE DESCRIBED PROPERTY IS NOT CERTIFIED
UNLESS A WRITTEN TITLE OPINION HAS BEEN RENDERED THEREON**

Excise Tax: \$500.00

This instrument prepared by: M. Ellen Davis, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the County Tax Collector upon disbursement of closing proceeds.

This instrument is prepared by: M. Ellen Davis, Attorney at Law, Post Office Drawer 1269
Andrews, North Carolina, 28901

Brief description for the Index: Parcel One and Parcel Two, Winding Stairs Road

CURRENT PARCEL NO.: 6518768325



NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 12th day of September, 2022, by and between **JAMES TERRY WILSON and wife, JEANETTE WEST WILSON**, Grantors, to **JOSHUA JACK POSTELL and wife, BROOKE LEE POSTELL**, Grantees, whose address is Post Office Box 2573, Andrews, North Carolina 28901.

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.

W i t n e s s e t h :

That the Grantors, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantees, in fee simple, all that certain tract or parcel of land situate in Valletown Township, Cherokee County, North Carolina, and being more particularly described as follows:

PARCEL ONE:

Being that certain tract or parcel of land lying in Nantahala Township, Macon County, North Carolina, and being more particularly described as Parcel 1, containing 49.12 acres, more or less, and being a portion of Book S-22 at Page 758 as described on that plat of survey drawn by Adams Surveying, Lloyd B. Adams, P.L.S. L- 2708 dated August 14, 2007 and being more particularly described from said plat of survey as follows:

BEGINNING at a point in the centerline of North Carolina Secondary Road 1412, also known as Windingstairs Road, at a point lying North 70-14 East 46.61 feet from an iron pipe found, in the Northeast corner of King, Book F-28 at Page 1662 and the Southeast corner of Parcel One, said point also lying North 17-09 West 82.71 feet, North 18-58 West 47.29 feet, North 21-50 West 38.78 feet, North 26-25 West 29.99 feet, North 32-11 West 25.22 feet, North 38-48 West 27.23 feet, North 44-45 West 27.78 feet, and North 48-58 West 59.05 feet, being a tie to the Southwest corner of Parcel 2 hereindescribed, and King, Book F-28 at Page 1662 and runs thence with the line of King, Book F-28 at Page 1662, the following courses and distances: South 70-14 West 46.61 feet, South 70-13 West 64.97 feet, North 69-18 West 129.05 feet, South 84-35 West 165.89 feet, South 76-14 West 78.65 feet, and South 58-19 West 144.24 feet to an iron pipe found;

THENCE with the line of Shook, Book H-17 at Page 194, the line of Loffert, Book H-24 at Page 1972, the line of Foremny, Book G-22 at Page 289, the line of Stueck, Book S-29 at Page 199 and Wilson, Book B-29 at Page 131, the following courses and distances:

North 35-09 West 42.06 feet, North 40-18 West 54.85 feet, North 29-53 West 63.70 feet, North 22-36 West 87.35 feet, North 09-38 West 54.59 feet, North 03-35 East 57.90 feet, North 06-15 West 46.40 feet, North 14-19 West 10.76 feet, North 30-19 West 19.60 feet, North 34-50 West 53.00 feet, North 38-48 West 80.05 feet, North 30-09 West 59.63 feet, North 23-59 West 35.33 feet, North 01-34 East 64.10 feet, North 09-25 West 142.32 feet, North 20-08 West 65.83 feet, North 01-13 East 127.74 feet, North 30-17 West 173.75 feet, North 18-13 West 66.09 feet, North 31-18 West 93.24 feet, North 16-47 West 78.58 feet, North 46-56 East 117.14 feet, North 40-17 East 58.26 feet, North 48-43 East 52.21 feet, North 34-38 East 75.15 feet, North 30-09 East 72.13 feet, North 30-27 East 87.38 feet, North 25-07 East 37.79 feet, North 08-02 East 41.69 feet, North 13-07 East 82.29 feet, North 52-28 East 151.11 feet, North 47-53 East 127.79 feet, North 43-56 East 148.60 feet, South 71-32 East 124.85 feet, South 80-45 East 182.06 feet, North 70-24 East 84.88 feet, North 63-04 East 101.00 feet, North 46-28 East 32.91 feet, North 27-30 East 48.32 feet, North 13-21 East 113.39 feet, North 19-56 East 72.58 feet, North 47-29 East 35.18 feet, North 58-58 East 284.37 feet, and North 64-32 East 58.88 feet to the centerline of North Carolina Secondary Road 1412, also known as Windingstairs Road; and

THENCE with the centerline of North Carolina Secondary Road 1412, also known as Windingstairs Road, the following courses and distances:

South 49-50 East 80.32 feet, South 48-07 East 57.07 feet, South 46-31 East 46.43 feet, South 43-29 East 39.75 feet, South 38-26 East 38.61 feet, South 32-32 East 27.33 feet, South 25-22 East 25.96 feet, South 16-44 East 22.68 feet, South 06-31 East 19.41 feet, South 04-33 West 20.71 feet, South 15-37 West 18.41 feet, South 25-56 West 19.54 feet, South 35-40 West 21.02 feet, South 44-48 West 21.21 feet, South 53-31 West 20.71 feet, South 62-34 West 24.39 feet, South 71-34 West 22.75 feet, South 78-43 West 25.75 feet, South 84-34 West 27.20 feet, South 87-54 West 74.38 feet, South 83-57 West 27.27 feet, South 78-12 West 23.84 feet, South 69-23 West 24.55 feet, South 59-16 West 22.24 feet, South 48-12 West 22.31 feet, South

36-58 West 24.39 feet, South 28-34 West 24.06 feet, South 22-30 West 29.09 feet, South 17-50 West 34.28 feet, South 14-33 West 37.67 feet, South 10-10 West 38.09 feet, South 05-54 West 35.24 feet, South 01-42 West 31.30 feet, South 02-32 East 33.98 feet, South 06-33 East 32.38 feet, South 09-48 East 35.49 feet, South 12-24 East 34.78 feet, South 14-32 East 50.68 feet, South 16-03 East 53.38 feet, South 18-38 East 36.49 feet, South 21-31 East 39.61 feet, South 24-38 East 43.27 feet, South 28-00 East 84.07 feet, South 30-06 East 87.85 feet, South 28-25 East 27.76 feet, South 24-52 East 26.78 feet, South 18-04 East 25.21 feet, South 09-29 East 24.12 feet, South 01-23 West 20.98 feet, South 13-07 West 20.20 feet, South 25-45 West 19.90 feet, South 38-23 West 19.61 feet, South 50-56 West 18.67 feet, South 62-41 West 19.80 feet, South 72-55 West 21.58 feet, South 79-50 West 22.94 feet, South 83-03 West 49.11 feet, South 79-46 West 26.64 feet, South 74-38 West 26.48 feet, South 69-18 West 29.58 feet, South 63-19 West 35.68 feet, South 57-04 West 34.03 feet, South 50-33 West 32.16 feet, South 44-44 West 30.98 feet, South 39-12 West 33.63 feet, South 34-55 West 31.17 feet, South 31-02 West 34.87 feet, South 27-44 West 216.81 feet, South 25-22 West 40.17 feet, South 21-28 West 30.71 feet, South 16-10 West 27.57 feet, South 09-09 West 24.84 feet, South 01-00 West 26.76 feet, South 05-58 East 33.19 feet, South 09-52 East 104.43 feet, South 09-59 East 101.98 feet, South 08-01 East 55.13 feet, South 06-07 East 53.91 feet, South 04-41 East 87.87 feet, South 03-18 East 79.71 feet, South 01-05 East 32.83 feet, South 03-41 West 27.58 feet, and South 10-24 West 18.69 feet to the point of BEGINNING.

THIS CONVEYANCE IS MADE SUBJECT TO the right of way of North Carolina Secondary Road 1412, also known as Windingstairs Road, to its full legal width.

THIS CONVEYANCE IS MADE SUBJECT TO the Nantahala Power & Light transmission line right of way and easement being 200 feet in width easement being 200 feet in width as shown on the above referenced survey.

PARCEL TWO:

Being that certain tract or parcel of land lying in Nantahala Township, Macon County, North Carolina, and being more particularly described as Parcel 2, containing 76.82 acres, more or less, and being a portion of Book S-22 at Page 758 as described on that plat of survey drawn by Adams Surveying, Lloyd B. Adams, P.L.S. L- 2708 dated August 14, 2007 and being more particularly described from said plat of survey as follows:

BEGINNING at a point in the centerline of North Carolina Secondary Road 1412, also known as Windingstairs Road, at the Northwest corner of Grant, Book T-19 at Page 153, and a point in the East boundary line of King, Book F-28 at Page 1662 and runs thence with the centerline of North Carolina Secondary Road 1412, also known as Windingstairs Road, the following courses and distances:

North 17-09 West 82.71 feet, North 18-58 West 47.29 feet, North 21-50 West 38.78 feet, North 26-25 West 29.99 feet, North 32-11 West 25.22 feet, North 38-48 West 27.23 feet, North 44-45 West 27.78 feet, and North 48-58 West 59.05 feet, thence North 49-50 West 80.32 feet, North 48-07 West 57.07 feet, North 46-31 West 46.43 feet, North 43-29 West 39.75 feet, North 38-26 West 38.61 feet, North 32-32 West 27.33 feet, North 25-22 West 25.96 feet, North 16-44 West 22.68 feet, North 06-31 West 19.41 feet, North 04-33 East 20.71 feet, North 15-37 East 18.41 feet, North 25-56 East 19.54 feet, North 35-40 East 21.02 feet, North 44-48 East 21.21 feet, North 53-31 East 20.71 feet, North 62-34 East 24.39 feet, North 71-34 East 22.75 feet, North 78-43 East 25.75 feet, North 84-34 East 27.20 feet, North 87-54 East 74.38 feet, North 83-57 East 27.27 feet, North 78-12 East 23.84 feet, North 69-23 East 24.55 feet, North 59-16 East 22.24 feet, North 48-12 East 22.31 feet, North 36-58 East 24.39 feet, North 28-34 East 24.06 feet, North 22-30 East 29.09 feet, North 17-

50 East 34.28 feet, North 14-33 East 37.67 feet, North 10-10 East 38.09 feet, North 05-54 East 35.24 feet, North 01-42 East 31.30 feet, North 02-32 West 33.98 feet, North 06-33 West 32.38 feet, North 09-48 West 35.49 feet, North 12-24 West 34.78 feet, North 14-32 West 50.68 feet, North 16-03 West 53.38 feet, North 18-38 West 36.49 feet, North 21-31 West 39.61 feet, North 24-38 West 43.27 feet, North 28-00 West 84.07 feet, North 30-06 West 87.85 feet, North 28-25 West 27.76 feet, North 24-52 West 26.78 feet, North 18-04 West 25.21 feet, North 09-29 West 24.12 feet, North 01-23 East 20.98 feet, North 13-07 East 20.20 feet, North 25-45 East 19.90 feet, North 38-23 East 19.61 feet, North 50-56 East 18.67 feet, North 62-41 East 19.80 feet, North 72-55 East 21.58 feet, North 79-50 East 22.94 feet, North 83-03 East 49.11 feet, North 79-46 East 26.64 feet, North 74-38 East 26.48 feet, North 69-18 East 29.56 feet, North 63-19 East 35.65 feet, North 57-04 East 34.03 feet, North 50-33 East 32.16 feet, North 44-44 East 30.98 feet, North 39-12 East 33.63 feet, North 34-55 East 31.17 feet, North 31-02 East 34.87 feet, North 27-44 East 216.81 feet, North 25-22 East 40.17 feet, North 21-28 East 30.71 feet, North 16-10 East 27.57 feet, North 09-09 East 24.84 feet, North 01-00 East 26.76 feet, North 05-58 West 33.19 feet, North 09-52 West 104.43 feet, North 09-59 West 101.98 feet, North 08-01 West 55.13 feet, North 06-07 West 53.91 feet, North 04-41 West 87.87 feet, North 03-18 West 79.71 feet, North 01-05 West 32.83 feet, North 03-41 East 27.58 feet and North 10-24 East 18.69 feet;

THENCE with the line of Wade, Book I-21 at Page 732, the following courses and distances: South 66-36 East 44.46 feet, South 66-36 East 176.67 feet, South 83-30 East 234.73 feet, South 42-03 East 257.77 feet, South 82-03 East 389.14 feet and South 62-41 East 435.22 feet;

THENCE with the line of Stowe, Book F-18 at Page 621 and the line of Shields, Book P-13 at Page 194 the following courses and distances: South 17-22 West 1,235.26 feet, South 04-32 West 192.45 feet and South 16-44 East 233.67 feet;

THENCE with the line of Raper, Book Y-22 at Page 69, and the line of Gatti, Book N-27 at Page 156, the following courses and distances: South 72-22 West 64.91 feet, South 38-00 West 198.80 feet, South 22-23 West 238.28 feet and South 28-36 West 162.13 feet; and

THENCE with the line of Grant, Book T-19 at Page 153, the following courses and distances: North 43-31 West 152.03 feet, South 77-40 West 866.05 feet and South 77-40 West 48.29 feet to the point of BEGINNING.

THIS CONVEYANCE IS MADE SUBJECT TO the right of way of North Carolina Secondary Road 1412, also known as Windingstairs Road, to its full legal width.

THIS CONVEYANCE IS MADE SUBJECT TO the Nantahala Power & Light transmission line right of way and easement being 200 feet in width as shown on the above referenced survey.

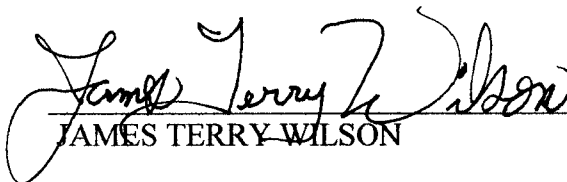
For source of title for Parcel One and Parcel Two, see Book S-22 at Page 758, Macon County Registry.

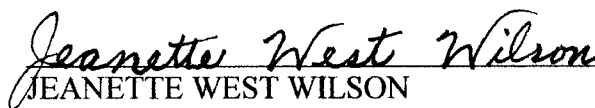
Based upon information furnished by the Grantor(s) or any agent of the Grantor(s), the information and the accuracy of the mailing address and the primary residence is not guaranteed by the preparing attorney. All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees, in fee simple.

AND the Grantors covenant with the Grantees, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, 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)
JAMES TERRY WILSON

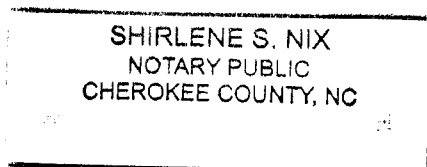
 (SEAL)
JEANETTE WEST WILSON

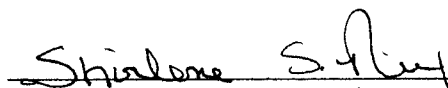
STATE OF NORTH CAROLINA

COUNTY OF CHEROKEE

I, Shirlene S. Nix, a Notary Public of said State and County, certify that JAMES TERRY WILSON and wife, JEANETTE WEST WILSON, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and Notarial Seal, this the 12th day of September, 2022.




Notary Public

My Commission Expires:
October 5, 2023