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0898

FILED Sep 01, 2023 11:28:42 am FILED
BOOK 01741 CHEROKEE
PAGE 0898 THRU 0900 COUNTY NC
INSTRUMENT # 04331 KAREN WRIGHT
RECORDING \$26.00 REGISTER
EXCISE TAX (None) OF DEEDS LGS

Exhibit "A"

CHEROKEE COUNTY TAX CERTIFICATION

There are no delinquent taxes on the parcel
number noted on this deed.
Date: 9/1/23 By: [Signature]
Tax Collections Officer

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 0.00

Parcel Identifier No. 459214322723000 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: _____

This instrument was prepared by: LAW OFFICE OF MERINDA S. WOODY, P.A., P.O. Box 1519, Hayesville, NC 28904
Title to this property not certified unless a written title opinion is rendered thereon by Merinda S. Woody, Attorney at Law

Brief description for the Index: 0.08 acre, Town of Murphy, Murphy Township

THIS DEED made this 18th day of July, 20 23, by and between

GRANTOR

GRANTEE

GERALD WILSON'S BUILDING SUPPLY, INC.
a North Carolina Corporation

WILSON'S ON 176, LLC
a North Carolina Limited Liability Company

P.O. Box 297
Murphy, NC 28906

P.O. Box 297
Murphy, NC 28906

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Murphy, Murphy Township, Cherokee County, North Carolina and more particularly described as follows:

SEE SCHEDULE "A" ATTACHED

SCHEDULE A

All that certain tract or parcel of land containing 0.08 acre, more or less, Murphy Township, Cherokee County, North Carolina, as shown on plat of survey by Adams Surveying, Lloyd B. Adams, North Carolina Professional Land Surveyor, No. L-2708, dated February 24, 2021, entitled "Madeline Gregory Property" and from said plat of survey being more particularly described as follows:

BEGINNING at an iron rod set, boundary common to land owned now or formerly by Gregory (Book 1413, Page 561) and land owned now or formerly by Wilson (Book 1637, Page 275), said iron rod set lying S 38-22 E 33.20 feet from an iron rod found; thence running with the boundary common to Gregory N 78-57 E 94.56 feet to an iron rod set, boundary common to Hill Avenue; thence leaving the boundary common to Gregory and running with the boundary common to Hill Avenue S 38-17 E 51.30 feet to an iron rod set, boundary common to land owned now or formerly by Wilson (Book 1451, Page 376); thence leaving the boundary common to Hill Avenue and running with the boundary common to Wilson (Book 1451, Page 376) S 84-30 W 100.00 feet to an iron rod found, boundary common to land owned now or formerly by Wilson (Book 1637, Page 275); thence leaving the boundary common to Wilson (Book 1451, Page 376) and running with the boundary common to Wilson (Book 1637, Page 275) N 38-18 W 40.41 feet to an iron rod set, boundary common to Gregory, the point and place of BEGINNING, containing 0.08 acre, more or less.

THIS PROPERTY IS CONVEYED SUBJECT TO rights of way and easements for overhead and underground public utilities.

FOR SOURCE OF TITLE reference Deed Book 1677, Page 748, Cherokee County, North Carolina Registry.

1738
0445

FILED Jul 11, 2023 01:28:44 pm FILED
BOOK 01738 CHEROKEE
PAGE 0445 THRU 0451 COUNTY NC
INSTRUMENT # 03363 KAREN WRIGHT
RECORDING \$26.00 REGISTER
EXCISE TAX (None) OF DEEDS
ALS

CHEROKEE COUNTY TAX CERTIFICATION
*There are no delinquent taxes on the parcel
number noted on this deed.*
Date 7-11-2023 By: AK
Tax Collections Officer

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 0.00

Parcel Identifier No. 4592-14-32-1638 (0.25 acre), 4592-14-32-2509 (0.75 acre), 4592-14-22-9549 (1.40 acres) & 4592-18-22-7473 (1.03 acre) Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: _____

This instrument was prepared by: LAW OFFICE OF MERINDA S. WOODY, P.A., P.O. Box 1519, Hayesville, NC 28904
Title to this property not certified unless a written title opinion is rendered thereon by Merinda S. Woody, Attorney at Law

Brief description for the Index: Four Tracts, Town of Murphy, Murphy Township

THIS DEED made this _____ day of December, 2022, by and between

GRANTOR

GRANTEE

Thomas Gary Wilson and wife, Amanda Marlene Wilson
Ronald Vincent Wilson and wife, Cynthia Hall Wilson
Gerald Reid Wilson, unmarried
Wanda Jean Wilson Hedden and husband, Terry Keith Hedden
Peggy Marcella Wilson Cook and husband, Arvil Ray Cook, Jr.

WILSON'S ON 176, LLC
a North Carolina Limited Liability Company

P.O. Box 297
Murphy, NC 28906

P.O. Box 297
Murphy, NC 28906

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Murphy, Murphy Township, Cherokee County, North Carolina and more particularly described as follows:

SEE SCHEDULE "A" ATTACHED

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1711 Page 803.

All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book Page .

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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name)

By: _____

Print/Type Name & Title: _____

By: _____

Print/Type Name & Title: _____

By: _____

Print/Type Name & Title: _____

(Entity Name)

By: _____

Print/Type Name & Title: _____

By: _____

Print/Type Name & Title: _____

By: _____

Print/Type Name & Title: _____

By: _____

Print/Type Name & Title: _____

Thomas Gary Wilson (SEAL)

Print/Type Name: Thomas Gary Wilson

Amanda Marlene Wilson (SEAL)

Print/Type Name: Amanda Marlene Wilson

Ronald Vincent Wilson (SEAL)

Print/Type Name: Ronald Vincent Wilson

Cynthia Hall Wilson (SEAL)

Print/Type Name: Cynthia Hall Wilson

Gerald Reid Wilson (SEAL)

Print/Type Name: Gerald Reid Wilson

Wanda Jean Wilson Hedden (SEAL)

Print/Type Name: Wanda Jean Wilson Hedden

Terry Keith Hedden (SEAL)

Print/Type Name: Terry Keith Hedden

Peggy Marcelle Wilson Cook (SEAL)

Print/Type Name: Peggy Marcelle Wilson Cook

Arvil Ray Cook, Jr. (SEAL)

Print/Type Name: Arvil Ray Cook, Jr.

State of NC County or City of Cherokee
I, the undersigned Notary Public of the County or City of Cherokee and State aforesaid, certify that _____
Thomas Gary Wilson and wife, Amanda Marlene Wilson

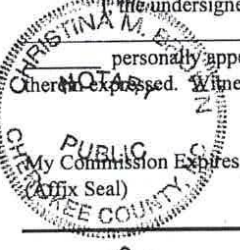
_____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 10th day of July, 2023



Christina M. Brown
Christina M. Brown Notary Public
Notary's Printed or Typed Name

State of NC County or City of Cherokee
I, the undersigned Notary Public of the County or City of Cherokee and State aforesaid, certify that _____
Ronald Vincent Wilson and wife, Cynthia Hall Wilson

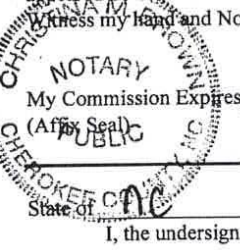
_____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 10th day of July, 2023



Christina M. Brown
Christina M. Brown Notary Public
Notary's Printed or Typed Name

State of NC County or City of Cherokee
I, the undersigned Notary Public of the County or City of Cherokee and State aforesaid, certify that _____
Gerald Reid Wilson, unmarried

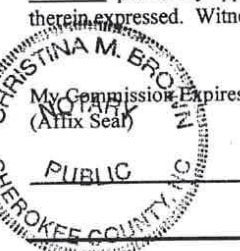
_____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 10th day of July, 2023



Christina M. Brown
Christina M. Brown Notary Public
Notary's Printed or Typed Name

State of NC County or City of Cherokee
I, the undersigned Notary Public of the County or City of Cherokee and State aforesaid, certify that _____
Wanda Jean Wilson Hedden and husband, Terry Keith Hedden

_____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 10th day of July, 2023



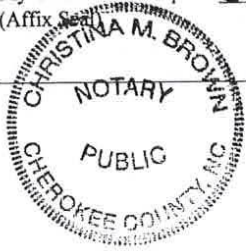
Christina M. Brown
Christina M. Brown Notary Public
Notary's Printed or Typed Name

State of NC County or City of Cherokee
I, the undersigned Notary Public of the County or City of Cherokee and State aforesaid, certify that _____
Peggy Marcella Wilson Cook and husband, Arvil Ray Cook, Jr.

_____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the
purposes therein expressed. Witness my hand and Notarial stamp or seal this 10th day of July, 2023

My Commission Expires: June 22, 2025
(Affix Seal)

Christina M. Brown
Christina M. Brown Notary Public
Notary's Printed or Typed Name



SCHEDULE A

TRACT ONE:

All that certain tract or parcel of land containing 0.25 acre, more or less, Murphy Township, Cherokee County, North Carolina, as shown on plat of survey by Adams Surveying, L.B. Adams, North Carolina Professional Land Surveyor No. L-2708, dated November 4, 2019, entitled "Carolyn Sams Property" and from said plat of survey being more particularly described as follows:

BEGINNING at an iron rod found, boundary common to land owned now or formerly by Sams (Book 777, Page 94) and land owned now or formerly by Wilson (Book 1579, Page 173); thence running with the boundary common to Sams N 78-56 E 184.13 feet to an iron rod set, boundary common to Sams and running with the boundary common to land owned now or formerly by Dills (Book 1415, Page 561); thence leaving the boundary common to Sams and running with the boundary common to Dills S 38-48 E 73.61 feet to an iron rod found, boundary common to land owned now or formerly by Wilson (Book 1451, Page 376); thence leaving the boundary common to Dills and running with the boundary common to Wilson (Book 1451, Page 376) S 83-10 W 196.82 feet to the boundary common to Wilson (Book 1579, Page 173); thence leaving the boundary common to Wilson (Book 1451, Page 376) and running with the boundary common to Wilson (Book 1579, Page 173) N 34-38 W 55.26 feet to an iron rod found, the point and place of BEGINNING, containing 0.25 acre, more or less.

FOR SOURCE OF TITLE see Deed Book 1637, Page 275, Cherokee County, North Carolina Registry.

TRACT TWO:

A parcel of land in the Town of Murphy, Cherokee County, North Carolina, fronting on the Old Notla Road, and bounded on the Northeast by Gregory, on the Northwest by Totherow, on the West by Craig and on the East by Hitchcock Street, and more particularly described as follows:

BEGINNING on an iron rod on the Southwest margin of Hitchcock Street (a 50' unopened street) said iron rod bears S 35-36 E 145.33 feet from a 1/2 inch iron pipe at the intersection of the South margin of Fort Butler Street and the Southwest margin of Hitchcock Street and runs thence S 35-36 E, with the Southwest margin of Hitchcock Street (unopened), 138.25' to an iron rod on the Northwest margin of Deweese Street a 25' street (as now located) and runs thence S 81-37 W, with the Northwest margin of Deweese Street, 38.29' to the intersection on the North margin of the Old Notla Road (old US 64) said point is 30' North of the center of the Old Notla Road and runs thence Westward with the North margin of Old Notla Road the following three courses: N 89-04 W 96.79 feet; S 85-06 W 83.25 feet; S 78-23 W 77.06 feet to an iron rod on the North margin of Old Notla Road and on the old Craig and Totherow fence line and runs thence N 34-35 W, with the Craig fence, 128.46 feet to an iron rod in the fence line and runs thence with N 83-05 E with a severance line, 196.97 feet to an iron rod and runs thence with the John Gregory Property N 83-57 E 90.49 feet to an iron rod the point of BEGINNING, containing 0.75 acre, more or less.

The beginning coordinate is X=493, 276.5 and Y=522, 641.7 and the origin of the coordinates is G.S. Monument 4-WC-3.

Being the same lands conveyed to Elbert Totherow by deed from J.C. White and wife, Ella White, by deed dated February 27, 1951, and recorded in Book 182, Page 58, Cherokee County Registry.

Being the same lands conveyed to Gerald Wilson and wife, Betty Lou Wilson by deed from Elbert Totherow and wife, Carmell, by deed dated October 17, 1978, and recorded in Deed Book 395, Page 144, Cherokee County Registry.

FOR SOURCE OF TITLE see Estate File 08-E-184 and Deed Book 1451, Page 376, Cherokee County, North Carolina.

TRACT THREE:

Situate, lying and being on the North side of North Carolina Secondary Road No. 1398 also known as Old Notla Road and also known as Old Murphy Road, in the Town of Murphy, Murphy Township, Cherokee County, North Carolina and being more particularly described as follows: BEGINNING at a ½ inch rebar in the boundary line now or formerly of Lok King Kong (Book 551 at Page 154), a corner common now or formerly with Elbert Totherow and wife, Carmell Totherow (Book 202 Page 176), said point of Beginning being located N 87-15-00 E 58.80 feet to a ½ inch iron pin and S 16-10-00 W 87.36 feet from a ½ inch iron pin in the southwest margin of Ft. Butler Street, a corner now or formerly of Kong, having North Carolina Grid Coordinates N (Y)=522730.54' and E (X)=492642.67' and runs thence with the boundary line of common now or formerly with Totherow the following two (2) courses and distances: N 88-55-00 E 233.97 feet to a ½ inch rebar and S 34-35-00 E 55.19 feet to a ½ inch rebar, a corner common now or formerly with Totherow and with Gerald Wilson and Betty Lou Wilson (Book 752, Page 168); thence leaving the boundary line common to Totherow and running with the boundary line common with Wilson (Book 752, Page 168) the following two (2) courses and distances: S 34-35-00 E 128.46 feet to a ½ inch rebar and S 34-35-00 E 34.35 feet to a point in the centerline of North Carolina Secondary Road No. 1398 also known as Old Notla Road and also known as Old Murphy Road; thence leaving the boundary line common with Wilson and running with the centerline of North Carolina Secondary Road No. 1398 also known as Old Notla Road and also known as Old Murphy Road the following Five (5) courses and distances: S 71-46-44 W 58.17 feet to a point, S 63-22-42 W 50.00 feet to a point; S 57-30-47 W 50.08 feet to a point; S 53-32-32 W 50.01 feet to a point and S 52-37-00 W 23.80 feet to a point; a corner common now or formerly with Wilson (Book 752, Page 167); thence leaving the center of North Carolina Secondary Road No. 1398 also known as Old Notla Road and also known as Old Murphy Road and running with the boundary line common now or formerly with Wilson (Book 752, Page 167) the following two (2) courses and distances: N 35-22-00 W 26.22 feet to a ½ inch rebar and N 35-22-00 W 187.62 feet to a ½ inch iron rod near the top of the bank, a corner common now or formerly with Kong, thence leaving the boundary line common with Wilson (Book 752, Page 167) and running with the boundary line common with Kong N 16-10-00 W 116.96 feet to a ½ inch rebar, a corner common to with Totherow, the point and place of BEGINNING, containing 1.40 acres, more or less.

Charles V. Bryson, North Carolina Registered Land Surveyor No. L-3182 made an actual survey of said land and drew a plat from said survey entitled "Survey for Claude E. Craig being the property described in Deed Book 636, Page 174, located within the Town of Murphy, Murphy Township, Cherokee County, North Carolina" dated February 1, 1996, reference to which plat of survey is hereby made for greater certainty of description of the hereinabove described land and the adjoining properties.

THIS CONVEYANCE IS SUBJECT TO the right of way of North Carolina Secondary Road No. 1398 also known as Old Notla Road and also known as Old Murphy Road as set forth in the Right of Way Agreement from R.L. Craig and Ida S. Craig to the State Highway Commission dated May 9, 1968, and recorded in Book 273 at Page 95 in the Office of the Register of Deeds of Cherokee County, North Carolina.

FOR SOURCE OF TITLE see Estate File 08-E-184 and Deed Book 1579, Page 173, Cherokee County, North Carolina Registry.

TRACT FOUR:

In Murphy Township, District #3, Cherokee County, North Carolina in the city limits of the Town of Murphy, and being more particularly described as follows:

BEGINNING at a point in the centerline of Old Notla Road (S.R. 1398) and runs thence North 16-27 West 47.12 feet to an iron rod set; thence continuing North 16-27 West 69.28 feet to an iron pipe found; thence continuing North 16-27 West 88.60 feet to an iron pipe found, corner common to Tarheel Investment; thence with the line of Tarheel Investment North 49-08 East 187.69 feet to an iron rod found; thence South 35-22 East 182.62 feet to an iron rod set, thence continuing South 35-22 East 31.22 feet to a point in the centerline of Old Notla Road (S.R. 1398); thence with the centerline of Old Notla Road (S.R. 1398) two calls and distances as follows: South 53-22 West 100.04 feet and South 56-07 West 153.31 feet to the point and place of BEGINNING, containing 1.03 acres, more or less.

The foregoing description was prepared from a plat of survey prepared by L.B. Adams, R.L.S., dated October 11, 1984.

FOR SOURCE OF TITLE see Deed Book 1451, Page 382, Cherokee County, North Carolina Registry.

FOR SOURCE OF TITLE (ALL FOUR TRACTS) reference Deed Book 1711, Page 803, Cherokee County, North Carolina Registry.