

**BK 2314 PG 1998 - 2000**



Sep - 23 2021 LP

**This instrument prepared by:**  
**Kimberly R. Coward, a licensed**  
**North Carolina Attorney**  
**Coward, Hicks & Siler, P. A.**  
**Post Office Box 1918**  
**Cashiers, NC 28717**

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

**Rev. \$1,430.00; improved; not primary residence**  
**PIN: 7582-85-0515 and 7582-85-0554; whole transfer**

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STATE OF NORTH CAROLINA

COUNTY OF JACKSON

**WARRANTY DEED**

THIS WARRANTY DEED is made this 22nd day of September, 2021, by and between JBK, LLC, a North Carolina limited liability company, of P.O. Box 740, Cashiers, NC 28717, hereinafter referred to as "Grantor," and THE FIX SAPPHIRE, LLC, a North Carolina limited liability company, of P.O. Box 1263, Cashiers, NC 28717, hereinafter referred to as "Grantee." The terms grantor and grantee shall be used as neuter singular designation of the parties hereto, their personal representatives, heirs, successors and assigns.

**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 or parcel of land situated in Cashiers Township, Jackson County, North Carolina, and more particularly described as follows:

BEING ALL of Tract C-1 Revised, containing 3,420 square feet, and Tract C-2 Revised containing 3,002 square feet, as shown on a plat thereof prepared by Cornerstone Surveying, P.C., dated May 26, 2011, last revised January 13, 2012, and recorded in Plat Cabinet 19, Slide 473, Jackson County Registry, to which reference is specifically made.

ALSO BEING all of the same lands as described in those certain deeds recorded in Book 1670, Page 280 and Book 1937, Page 311, Jackson County Registry, to which reference is specifically made.

SUBJECT TO the Declaration of Protective Covenants for Village Square of Sapphire recorded in Book 1190, Page 292, as amended in Book 1422, Page 525, Jackson County Registry, to which reference is specifically made.

TOGETHER WITH the easements and SUBJECT TO the duties set forth in those certain Easement Agreements recorded in Book 1937, Page 657 and Book 1973, Page 348, Jackson County Registry, to which reference is specifically made and those certain Agreements recorded in Book 1939, Page 398 and Book 1973, Page 359, Jackson County Registry, to which reference is specifically made.

SUBJECT TO the maintenance duties set forth in the above-described deed recorded in Book 1937, Page 311, Jackson County Registry.

SUBJECT TO the leasehold interest described in the Memorandum of Lease recorded in Book 2266, Page 1672, Jackson County Registry, to which reference is specifically made.

In accepting this conveyance, the Grantee herein acknowledges that memberships in the Village Square Association, Inc., and Fairfield Sapphire Valley Master Association, Inc., are appurtenances to the property hereinabove conveyed, that the benefits and burdens of such memberships cannot be severed from the fee to which they are appurtenant, and that said benefits shall run perpetually with the land.

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, subject to the reservations, exceptions and limitations contained herein.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is conveyed subject to the following exceptions:

Exceptions and reservations contained in this deed and/or in instruments referenced herein.

Easements and rights-of-way for public and private roads and utilities, of public record.

Lien of ad valorem taxes for the current year and subsequent years, not yet due and payable.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal, the day and year first above-written.

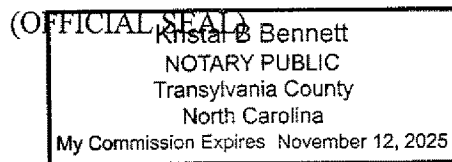
JBK, LLC, a North Carolina limited liability company

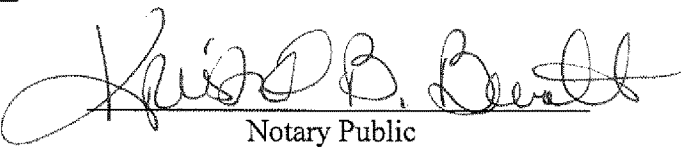
By:  (SEAL)  
RUSSELL R. RUMSEY, Manager

STATE OF North Carolina  
COUNTY OF Jackson

I, a Notary Public of Transylvania County and the State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: JBK, LLC, a North Carolina limited liability company

DATE: 9/22/2021



  
Notary Public

Kristal B. Bennett  
(Printed Name of Notary)

My Commission Expires: November 12, 2025

21-1384/eb