

FILED
CHEROKEE COUNTY NC
DAPHNE DOCKERY
REGISTER OF DEEDS
FILED Dec 06, 2013
AT 11:44:41 am
BOOK 01481
START PAGE 0277
END PAGE 0278
INSTRUMENT # 06002
EXCISE TAX \$300.00

CHEROKEE COUNTY TAX CERTIFICATION
There are no delinquent taxes due that are a lien
against the Parcel Numbers(s) set forth in this deed.
Cherokee County Tax Collector
Date: 12/06/2013 By: NC

SPECIAL WARRANTY DEED

This instrument was prepared by WILLIAM H. MCKEEVER of the law firm of McKeever & Smith, 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. 604-D
DEED STAMPS: \$300.00
PIN # 4592-14-34-8758-000

This Indenture made the 3rd day of December, 2013, by and between:

RELIANCE EQUITIES, LLC, A Georgia Limited Liability Company
2020 Howell Mill Road NW, Suite C-358
Atlanta, GA 30318

hereinafter called Grantors, and BENJAMIN N. PIERCE
P. O. Box 1046
Murphy, NC 28906

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:

All that certain tract or parcel of land lying and being in the Town of Murphy, located in Murphy Township, Cherokee County, North Carolina, being bounded on the Northeast by Depot Street, the Southeast by the L & N Railroad, and the Southwest by TVA Boundary, and being more particularly described according to a plat of survey by Felix E. Palmer, Registered Land Surveyor, dated December 21, 1978, and from said plat of survey described as follows:

BEGINNING on a point marked by a TVA Monument (326-6), said monument having N.C. Grid Coordinates of X=493,704 and Y=524,916, and runs thence, N 53-53 E 2.00 feet to a point on the Southeast boundary of Depot Street; thence S 36-07 E with the Southeast boundary of Depot Street, 320.53 feet to a point. Thence, S 59-00 W 85.00 feet to a point, being TVA corner 326-1 (now or formerly a concrete monument). Thence with the TVA boundary the following five courses: N 30-22 W 56.00 feet to a point, being TVA boundary corner 326-2 (now or formerly a concrete monument); N 31-21 W 55.20 feet to a point, being TVA boundary corner 326-3, marked by metal cap or a large stone stamped "326-3"; N 31-15 W 39.90 feet to a point, being TVA boundary corner 326-4, marked by a concrete monument stamped "326-4"; N 21-07 W 80.00 feet to a point, being TVA boundary corner 326-5, marked by a concrete monument stamped "326-5"; and thence with a curve parallel to the railroad (chord bearing and distance for said curve being, N 06-30 W 98.00 feet) to the point and place of BEGINNING.

THIS CONVEYANCE IS SUBJECT TO: 1) right of way for Depot Street; 2) right of way for the L & N Railroad, for its track and property adjacent to subject property in the rear; and 3) any other existing easements and rights of way for all public utilities and roads.

FOR SOURCE OF TITLE reference Deed Book 1387, Page 844, Cherokee County, NC Registry.

All or a portion of the property hereinconveyed does not include the primary residence of a Grantor.

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).

The Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

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

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, or if an LLC, the Manager has executed on behalf of said company, the day and year first above written.

RELIANCE EQUITIES, LLC

BY:  (SEAL)
DAN WEST, Member/Manager

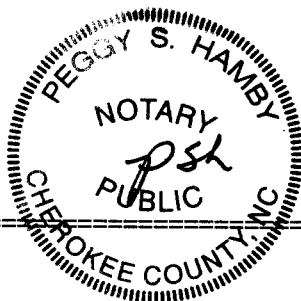
STATE OF NORTH CAROLINA
COUNTY OF CHEROKEE

I, Peggy S. Hamby, a Notary Public of the aforesaid state and county, do hereby certify that DAN WEST, Member/Manager of Reliance Equities, LLC, A Georgia Limited Liability Company, personally appeared before me this day and acknowledged the execution and sealing of the foregoing instrument as Managers on behalf of and as the act of the company referred to in this acknowledgment.

WITNESS my hand and Notarial Seal this 6th day of December, 2013.

My Commission expires:

4/25/2017



Peggy S. Hamby
Notary Public

Prepared By

McKeever & Smith, P.A.
Attorneys at Law
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Murphy, North Carolina
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