

DATE 2023-02-17 BY daniel

HAYWOOD COUNTY TAX CERTIFICATION

Sebastian Cothran, Haywood County Tax Collector

Date: 2023-02-17 By: twatkins

There are no delinquent taxes due that are a lien against parcel(s)

2023001276

HAYWOOD COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1200.00

PRESENTED & RECORDED
02/17/2023 04:56:46 PM

SHERRI C. ROGERS
REGISTER OF DEEDS
BY: CASSEDA N FARMER
DEPUTY

BK: RB 1081
PG: 376 - 378

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1,200.00


Parcel Identifier No. 7676-98-8801 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Goosmann Rose Colvard & Cramer, 77 Central Ave., Suite H, Asheville, NC 28801

This instrument was prepared by: Clarence H. Dickson, III, an NC licensed attorney, 137 Hazel Street, Waynesville, NC 28786

Brief description for the Index: _____

THIS DEED made this 3rd day of February, 2023, by and between

GRANTOR	GRANTEE
JEMA, LLC, a North Carolina Limited Liability Company P. O Box 745 Enka, NC 28728	BearWaters Brewing Company, a North Carolina Corporation 339 Park Street Canton, NC 28716 

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 _____, Magne Valley Township, Haywood County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

TITLE NOT CHECKED BY PREPARER

DELINQUENT TAXES, IF ANY, TO BE PAID BY THE CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR, UPON DISBURSEMENT OF CLOSING PROCEEDS.

Submitted electronically by "Goosmann Rose Colvard & Cramer, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Haywood county Register of Deeds.

EXHIBIT "A"

PIN: 7676-98-8801

BEGINNING at a spike set [located, North 85 deg. 15 min. 04 sec. West, 1719.38 feet from NCGS Monument "Elementary" (x=781669.072 and y=668436.554)], said spike being at southeast corner of property described at Deed Book 437 at Page 1753, said spike also being in northerly margin of right of way of U.S. Highway 19, and running thence with northerly margin of said right of way, North 86 deg. 10 min. 06 sec. West, 8.85 feet; North 83 deg. 32 min. 20 sec. West, 191.15 feet to a spike set; North 08 deg. 20 min. 22 sec. East, 2.09 feet; North 79 deg. 28 min. 18 sec. West, 15.01 feet; and North 79 deg. 28 min. 18 sec. West, 134.51 feet to an iron; thence with line of Hartline, North 15 deg. 18 min. 54 sec. East, 71.33 feet to an iron; thence continuing with Hartline line, North 24 deg. 28 min. 47 sec. East, 27.86 feet to a point in center of Jonathan Creek; thence with center of Jonathan Creek, two (2) calls: South 61 deg. 42 min. 55 sec. East, 54.67 feet; and North 88 deg. 09 min. 44 sec. East, 16.62 feet; thence with line of Maggie Valley Sanitary District (Deed Book 338 at Page 971), three (3) calls: South 01 deg. 59 min. West, 38.90 feet; South 88 deg. 01 min. East, 25.05 feet; and North 01 deg. 59 min. East, 40.58 feet to a point in center of Jonathan Creek; thence with center of Jonathan Creek, nine (9) calls: North 88 deg. 09 min. 44 sec. East, 19.60 feet; North 88 deg. 09 min. 44 sec. East, 5.09 feet; North 88 deg. 10 min. 48 sec. East, 16.50 feet; North 88 deg. 09 min. 44 sec. East, 22.81 feet; North 79 deg. 23 min. 34 sec. East, 34.13 feet; North 65 deg. 26 min. 22 sec. East, 23.58 feet; North 55 deg. 15 min. 21 sec. East, 50.90 feet; North 45 deg. 49 min. 09 sec. East, 110.40 feet; and North 67 deg. 22 min. 37 sec. East, 14.18 feet; thence leaving said centerline and running, South 06 deg. 19 min. 57 sec. West, 252.14 feet (passing through an existing iron pipe at 50.17 feet) to the BEGINNING, and BEING 0.720 acre, as shown on that plat and survey of J. Randy Herron, RLS, dated October 12, 1993, entitled "Robert G. and Jennifer C. Frady", Drawing No. 1591-280-A, and BEING the 0.275 acre tract shown on that plat and survey of J. Randy Herron, RLS, dated November 8, 1996, Drawing No. 1591-280-A, entitled "Robert G. and Jennifer C. Frady", the total of both tracts being 0.995 acre, ALSO TOGETHER WITH AND INCLUDING AND SUBJECT TO the Boundary and Easement Agreement dated February 29, 1996, between Robert G. Frady and wife, Jennifer C. Frady and Jeffrey J. Smith and wife, Marianne F. Smith, recorded in Deed Book 451 at Page 2074, Haywood County Registry.

Being the same property conveyed from Robert G. Frady and wife, Jennifer C. Frady to JEMA, LLC by deed dated March 27, 2015, recorded in Book 883, Page 221, Haywood County Registry.

*Subject To the Easement for Parking Agreement
recorded in Book 1042, Page 1396, Haywood
County Registry.*