**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 deliquent taxes due that are a lien against parcel(s)

## 2023001276

HAYWOOD COUNTY NC FEE \$26.00 STATE OF NC REAL ESTATE EXTX

\$1200.00

PRESENTED & RECORDED 02/17/2023 04:56:46 PM SHERRI C. ROGERS REGISTER OF DEEDS BY: CASSENDA N FARMER DEPUTY

BK: RB 1081 PG: 376 - 378

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,200.00			
Parcel Identifier No. 7676-98-880] By:	Verified by	County on the day of	, 20
Mail/Box to: Goosmann Rose Colvard & Cr	amer: 77 Central Ave., Suite	H, Asheville, NC 28801	
This instrument was prepared by: Clarence	H. Dickson, III, an NC licer	sed attorney, 137 Hazel Street, Waynesville, NC 28786	
Brief description for the Index:			-
THIS DEED made this 3rd day of	Februa.ry	, 20 <u>23</u> , by and between	
GRANTOR		GRANTEE	
JEMA, LLC, a North Carolina Limited		BearWaters Brewing Company, a North	
Liability Company		Carolina Corporation	
P. O Box 745		339 Park Street	
Enka, NC 28728		Canton, NC 28716	
		KAL	
Enter in appropriate block for each Grantor corporation or partnership.	and Grantee: name, maili	ng address, and, if appropriate, character of entity, e.g.	
The designation Grantor and Grantee as used plural, masculine, feminine or neuter as req	-	parties, their heirs, successors, and assigns, and shallinclu	ıde singular,
	convey unto the Grantee in Maggie	he Grantee, the receipt of which is hereby acknowledged fee simple, all that certain lot, parcel of land or condor e Valley Township, Haywood	
SEE ATTACHED EXH <b>B</b> IT "A"			
TITLE NOT CHECKED BY PREPARER			
DELINQUENT TAXES, IF ANY, TO BE PADISBURSEMENT OF CLOSING PROCEE		TTORNEY TO THE COUNTY TAX COLLECTOR, U	JPON .

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.

The property hereinabove described was acquired by Grantor by instru All or a portion of the property herein conveyed includes or _X_ d	
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 pasimple.	rivileges and appurtenances thereto belonging to the Grantee in fee
And the Grantor covenants with the Grantee, that Grantor is seized of simple, that title is marketable and free and clear of all encumbrances, claims of all persons whomsoever, other than the following exceptions	and that Grantor will warrant and defend the title against the lawful
IN WITNESS WHEREOF, the Grantor has duly executed the foregoin	ng as of the day and year first above written.
, JEMA, LLC	(SEAL)
(Entity Nane)	Print/Type Name:
Ву:	· (CDAY)
Print/Type Name & Title: Marianne F. Smith	Print/Type Name:(SEAL)
Manager	Time type (vanie)
By: Print/Type Name & Title:	(SEAL)
Print/Type Name & Title:	Print/Type Name:
Ву:	(SEAL)
Print/Type Name & Title:	Print/Type Name:
State of County or City of	
I, the undersigned Notary Public of the County or City of	and State aforesaid, certify that
due execution of the foregoing instrument for the purposes therein expression, 20  My Commission Expires:	ressed. Witness my hand and Notarial stamp or seal this day ofNotary Public
(Affix Seal)	Notary's Printed or Typed Name
State of County or City of	
I, the undersigned Notary Public of the County or City of	and State aforesaid, certify that personally appeared before me this day and acknowledged the
due execution of the foregoing instrument for the purposes therein exp, 20	ressed. Witness my hand and Notarial stamp or seal thisday of
My Commission Expires:	Notary Public
(Affix Seal)	Notary's Printed or Typed Name
State of North Carolina - County or City of Haywood	
I, the undersigned Notary Public of the County or City of H	
Marianne F. Smith	personally came before me this day and acknowledged that
she is the Manager of JEMA, LLC	, a North Carolina or
inapplicable), and that by authority duly given and as the activity behalf as its act and deed. Witness my hand and Notarial stores or se	eal, this on day of February, 20_23.
NOT THE STATE OF NOT	
My Commission Expires: $\frac{ \mathcal{O}_0  5  7026 }{(Affix Seal)}$	Notary Public Son Notary Public Notary Public
(AMIA Seal)	BLIC Notary's Printed or Typed Name
00n	1000Miles

NC Bar Association Form No. 3 © 1976, Revised © 1977, 2002, 2013

Printed by Agreement with the NC Bar Association – 1981

This standard form has been approved by: North Carolina Bar Association - NC Bar Form No. 3

## **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. Rast, 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 Registery.

Subject to the Easument for Marking Agreement recorded in Book 1042, Page 1396, Hangwood Country Registry.

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