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Recorded: 05/31/2017 at 02:27:34 PM  
Fee Amt: \$26.00 Page 1 of 4  
Revenue Tax: \$0.00  
Jackson County, NC  
Joe Hamilton Register of Deeds  
BK **2189** PG **1182-1185**



PIN: 7622-05-7562; 7622-05-9205

Prepared by and after recording return to:  
Marc J. Dearth, Esq.  
2859 Paces Ferry Road SE, Suite 1140  
Atlanta, GA 30339

STATE OF NORTH CAROLINA  
COUNTY OF JACKSON

QUITCLAIM DEED

THIS INDENTURE is made as of the 7<sup>th</sup> day of March, 2017, by and between JANICE RUTH COUCH, whose address is 4504 Bankside Ct. NE, Marietta, Georgia 30066-1608 (hereinafter referred to as "Grantor") and AUNT FANNIES INVESTMENTS, LLC, a North Carolina limited liability company, whose address is 2859 Paces Ferry Road SE, Suite 1140, Atlanta, GA 30339 (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives, and assigns where the context requires or permits).

WITNESSETH

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash in hand paid at and before the sealing and delivery of these presents (the receipt, adequacy, and sufficiency of which are hereby acknowledged), has granted, bargained, sold, and conveyed an undivided one-third interest and by these presents does hereby grant, bargain, sell, and convey, remise, release, and forever quitclaim unto Grantee all the right, title, interest, claim, or demand in an undivided one-third interest, which the Grantor has or may have had, in and to the property described in the attached Exhibit A.

Together with all rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining (hereinafter referred to as the "Property"), subject to all easements, rights of way, encumbrances, liens, plats, leases, agreements, covenants, restrictions, and all other matters of record, if any, all matters that would be disclosed by an accurate, currently dated survey of the Property, zoning ordinances and restrictions, and

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ad valorem real property taxes for the year 2017, and subsequent years not yet due and payable (the "Permitted Encumbrances").

TO HAVE AND TO HOLD said interest in the Property, with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of the Grantee forever in FEE SIMPLE, subject to the Permitted Encumbrances.

This \_\_\_ is  X  not the Grantor's Primary Residence.

IN WITNESS WHEREOF, each Grantor has signed and sealed this Quitclaim Deed as of the day and year written above.

GRANTORS:

Signed, sealed, and delivered in

Marc [Signature]  
Unofficial Witness

[Signature] (SEAL)  
JANICE RUTH COUCH

[Signature]  
Unofficial Witness

STATE OF GEORGIA  
COUNTY OF COBB

I, Tina M. Beckman, a Notary Public of the aforesaid County and State, hereby certify that JANICE RUTH COUCH personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purpose therein expressed.

WITNESS my hand and Notarial seal, this the 7<sup>th</sup> day of March, 2017.

Tina M. Beckman  
Notary Public  
My Commission Expires: 02/06/2020

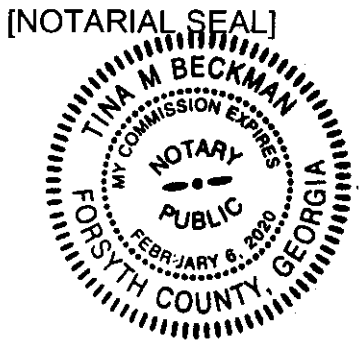


EXHIBIT A

All that certain tract or parcel of land located in Barkers Creek Township, Jackson County, State of North Carolina, being more particularly described as follows:

TRACT ONE: Being and comprehending Tract No. "TR-15", consisting of 9.12 acres, more or less, as shown on that certain map or plat entitled "Byron F. Snyder Estate, Barkers Creek Township, Jackson County, North Carolina," dated December, 1985, January and February, 1986, prepared by Roy J. Tucker & Associates, P.A., RLS, duly filed and recorded on February 17, 1986, in Cabinet 3, Slide 879 in the office of the Register of Deeds for Jackson County, North Carolina, reference to which is hereby made for a more complete and accurate description of said tract of land by metes and bounds.

Being the same lands and premises described by deed recorded in Book 628, at page 284, Public Registry of Jackson County.

TRACT TWO: Being and comprehending Tract No. "TR-16", consisting of 8.92 acres, more or less, as shown on that certain map or plat entitled "Byron F. Snyder Estate, Barkers Creek Township, Jackson County, North Carolina," dated December, 1985, January and February, 1986, prepared by Roy J. Tucker & Associates, P.A., RLS; duly filed and recorded on February 17, 1986, in Cabinet 3, Slide 879, in the office of the Register of Deeds for Jackson County, North Carolina, reference to which is hereby made for a more complete and accurate description of said tract of land by metes and bounds.

Being the same lands and premises described by deed recorded in Book 628, at page 287, Public Registry of Jackson County.