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0575

FILED
CHEROKEE COUNTY
DAPHNE DOCKERY
REGISTER OF DEEDS

FILED Jul 23, 2010
AT 02:07:12 pm
BOOK 01390
START PAGE 0575
END PAGE 0577
INSTRUMENT # 03565

Cherokee County 07-23-2010
NORTH CAROLINA
Real Estate
Excise Tax \$82.00

WARRANTY DEED

DEED STAMPS: \$ 82,00

This instrument was prepared by David E. Cowan of the law firm of Cowan & Cowan, 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.

Based upon information furnished by the Grantor(s) or their agents, the accuracy of which is not guaranteed by Cowan & Cowan, P.A., the mailing address of the Grantors is as stated after their name, and the property described in this deed includes does not include, the primary residence of a Grantor.

State of North Carolina
County Of Cherokee

Title File No. 10-313

This Indenture made the 9th day of July, 2010, by and between:

**MAGGIE BELLE PINSON, widow,
JOSEPH ANTHONY PINSON & wife, LINDA V. PINSON
1020 Barton Boulevard
Rockledge, FL 32955**

hereinafter called Grantors, and

**CHARLENE H. HUGHES, Trustee of the
Charlene H. Hughes Living Trust dated June 3, 1996
PO Box 722
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:

TRACT ONE:

All that certain tract or parcel of land containing 1.33 acres, more or less, in Notla Township, Cherokee County, North Carolina, and being more particularly described according to a Plat of Survey, dated December 14, 2007, prepared by Adams Surveying, L. B. Adams, PLS, #L-2708, entitled "Pinson Property", and from said plat of survey as follows:

BEGINNING at a point in the centerline of N.C.S.R. #1304, said point being N 09-10 E 46.97 feet from T.V.A. Monument 278-2, said point being the northernmost point of the hereindescribed tract; thence along



CHEROKEE COUNTY, NORTH CAROLINA

PIN: 157010469902000

BY: [Signature] 7/23/2010

the boundary of lands now or formerly owned by the United States of America FBR 278 S 09-10 E 46.97 feet to T.V.A. Monument 278-2, S 09-10 W 444.91 feet to T.V.A. Monument 278-2A, S 08-25 W 12.65 feet to T.V.A. Monument 278-2B; thence S 64-48 W 5.01 feet to a right of way monument found, N 06-16 E 11.07 feet to a right of way monument found and S 63-11 W 175.57 feet to a point in the centerline of N.C.S.R. #1304; thence leaving the boundary of the United States of America FBR 278 and running with the centerline of N.C.S.R. #1304 the following seventeen (17) courses and distances: N 12-02 E 3.11 feet to a point, N 20-56 E 30.60 feet to a point, N 26-35 E 92.12 feet to a point, N 22-27 E 21.56 feet to a point, N 15-15 E 25.02 feet to a point, N 07-03 E 25.90 feet to a point, N 00-56 E 18.73 feet to a point, N 03-28 W 22.39 feet to a point, N 05-07 W 60.48 feet to a point, N 00-41 W 39.05 feet to a point, N 06-51 E 50.51 feet to a point, N 16-45 E 32.69 feet to a point, N 26-59 E 27.20 feet to a point, N 35-54 E 28.34 feet to a point, N 43-23 E 30.48 feet to a point, N 46-54 E 34.44 feet to a point, and N 50-50 E 110.78 feet to the point of BEGINNING, containing 1.33 acres, more or less.

THIS PROPERTY IS CONVEYED SUBJECT TO the right of way and easement for N.C.S.R. 1304.

TRACT TWO:

All that certain tract or parcel of land containing 1.28 acres, more or less, in Notla Township, Cherokee County, North Carolina, and being more particularly described according to a Plat of Survey, dated December 14, 2007, prepared by Adams Surveying, L. B. Adams, PLS, #L-2708, entitled "Pinson Property", and from said plat of survey as follows:

BEGINNING at T.V.A. Monument 278-3, corner common to lands owned now or formerly by the United States of America FBR 278 and lands owned now or formerly by Hughes (Book 1182, Page 502), the southeastern most point of the herein described tract; thence along the boundary common to Hughes N 84-28 W 364.96 feet to an iron rod set, thence leaving the boundary common to Hughes and running with the southern margin of the U.S. 64-74 right of way, N 60-04 E 177.73 feet to a right of way monument found, N 50-29 E 200.59 feet to a right of way monument found, and N 67-24 E 110.18 feet to a right of way monument found; thence leaving the southern margin of the U.S. 64-74 right of way and running with the boundary common to the United States of America FBR 278 S 09-08 W 297.62 feet to T.V.A. Monument 278-3, the point of BEGINNING, containing 1.28 acres, more or less.

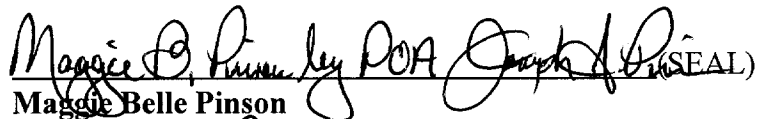
THIS PROPERTY IS CONVEYED SUBJECT TO all utility easements of record.

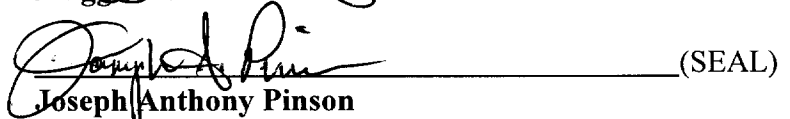
FOR SOURCE OF TITLE, reference Deed Book 1287, Page 1066, Cherokee County Registry.

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).

And the Grantors covenant to and with the Grantees, their heirs and/or successors and assigns, that the Grantors are lawfully seized in fee simple of said land and premises, and have full right and power to convey the same to the Grantees in fee simple, and that said land and premises are free from any and all encumbrances (with the exceptions above stated, if any), and that they will and their heirs, executors, administrators and/or successors shall forever warrant and defend the title to said land and premises, with the appurtenances, unto the Grantees, their heirs and/or successors and assigns, against the lawful claims of all persons whomsoever.

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, the day and year first above written.

 (SEAL)
Maggie Belle Pinson

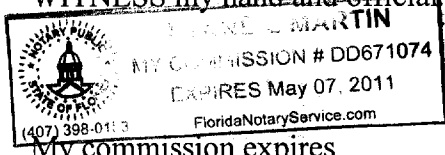
 (SEAL)
Joseph Anthony Pinson

 (SEAL)
Linda V. Pinson

State of Florida County of Brevard

I, Lynne E. Martin, a Notary Public of said State and County, do hereby certify that **Joseph Anthony Pinson**, Attorney-in-Fact for Maggie Belle Pinson, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of Maggie Belle Pinson, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded on the 13th day of March, 1997, in Deed Book 790, Page 32, of the office of the Register of Deeds for Cherokee County, North Carolina, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said Joseph Anthony Pinson, Attorney-in-Fact acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Maggie Belle Pinson

WITNESS my hand and official seal, this the 22 day of July, 2010.



My commission expires 5/7/11

Lynne E. Martin (Notary Seal)
Notary Public

State of Florida County of Brevard

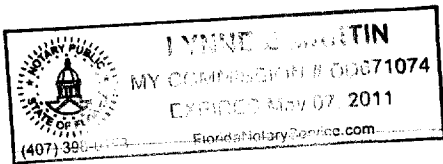
I, Lynne E. Martin, a Notary Public for said County and State, do hereby certify that **Joseph Anthony Pinson and Linda V. Pinson**, being personally known to me, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by him/her/them for the purposes stated therein.

WITNESS my hand and notarial seal this 22 day of July, 2010.

My Commission expires:

5/7/11

Lynne E. Martin
Notary Public



Prepared By

Cowan & Cowan, P.A.
Attorneys at Law
P.O. Box 579
Murphy, North Carolina
PHONE: (828) 837-2332