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0649

FILED Nov 23, 2022 12:50:56 pm FILED
BOOK 01725 CHEROKEE
PAGE 0649 THRU 0651 COUNTY NC
INSTRUMENT # 07419 DAPHNE DOCKERY
RECORDING \$26.00 REGISTER
EXCISE TAX \$390.00 OF DEEDS DD

CHEROKEE COUNTY TAX CERTIFICATION

There are no delinquent taxes due that are a lien
against the Parcel Number(s) set forth in this deed.

Cherokee County Tax Collector
Date: 11-23-22 By: [Signature]

GENERAL WARRANTY DEED

DEED STAMPS: \$390.00

PIN #457014249867000 & 457014343884000

This instrument was prepared by Charles W. McHan, Jr., Attorney at Law. 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 Charles W. McHan, Jr., Attorney at Law, the mailing address of the Grantor(s) is as stated after their name, and the property described in this deed [] includes [X] does not include, the primary residence of a Grantor.

**State of North Carolina
County Of Cherokee**

This Indenture, made the 22nd day of November, 2022 by and between:

LEWIS FOSTER and wife, PATRICIA FOSTER
315 Gold Branch Road
Murphy, NC 28906

and

LARRY FOSTER and wife, CINDY STILES FOSTER
1540 Hiwassee Dam Access Road
Murphy, NC 28906

hereinafter called Grantors, and

RP8, LLC, a North Carolina Limited Liability Company
7934 W. NC 10 Highway
Vale, NC 28168

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:

That certain tract or parcel of land containing 1.18 acres, more or less, being a portion of the Foster property in Notla Township, Cherokee County, North Carolina, being more particularly described according to a plat of survey titled, "Lewis and Larry Foster Property," by Adams Surveying,

Lloyd B. Adams, P.L.S., L-2708, dated June 21, 2022 and filed for record on November 23, 2022 in Plat Cabinet H, Slide 1578, Cherokee County, North Carolina Register of Deed's Office, reference to said plat of survey being made hereby for incorporation herein for a more particular legal description of said tract or parcel of land.

TOGETHER WITH the non-exclusive right to use the driveway on the Northwest side of the lot conveyed as a means of ingress, egress and regress to and from said public road, S.R. #1593.

TOGETHER WITH the right to use water from the large spring located on the Linda McGuire tract and to convey the same over the presently existing water line to the lot conveyed with the right to keep and maintain said line as from time to time may be necessary. Easement is granted for the use and maintenance of this line over the McGuire property, the Donna Bryant 7.38 acres, and Larry Foster 10.15 acres. Each of the lots using water from this spring are to pay a reasonable part of the cost of maintaining spring, spring facilities and electric current.

CONVEYED SUBJECT TO that electric line easement to Blue Ridge Mountain EMC as recorded in Book 704, Page 30, Cherokee County, NC Registry.

CONVEYED SUBJECT TO that right of way for NCSR 1593 known as Gold Branch Road as recorded in Book 689, Page 27, Cherokee County, NC Registry.

FOR SOURCE OF TITLE reference Deed Book 1191, Page 218 and Deed Book 563, Page 119, Cherokee County, NC 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.

Lewis Foster
Lewis Foster

(SEAL)

Patricia M. Foster
Patricia Foster

(SEAL)

Larry Foster
Larry Foster

(SEAL)

Cindy Stiles Foster
Cindy Stiles Foster

(SEAL)

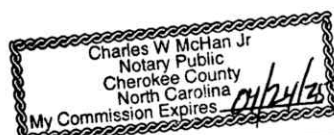
State of North Carolina, County of Cherokee

I, Charles W. McHan, Jr., a Notary Public of Said State and County, do hereby certify that
(Notary's Name Printed Above)

LEWIS FOSTER and wife, PATRICIA FOSTER, either being personally known to me or proven by satisfactory evidence (said evidence being _____), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes stated herein.

Witness my hand and Notarial Seal, this 23rd day of November, 2022.

My Commission Expires: April 24, 2025



Signature of Notary Public

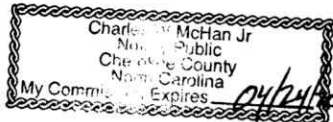
Charles W. McHan, Jr.
Printed or Typed Name of Notary Public

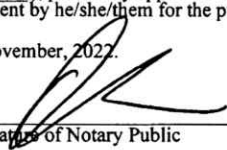
State of North Carolina, County of Cherokee

I, Charles W. McHan, Jr., a Notary Public of Said State and County, do hereby certify that
(Notary's Name Printed Above)
LARRY FOSTER and wife, CINDY STILES FOSTER, either being personally known to me or proven by
satisfactory evidence (said evidence being _____), personally appeared before me this day, and
acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes stated herein.

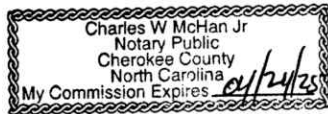
Witness my hand and Notarial Seal, this 23rd day of November, 2022.

My Commission Expires: April 24, 2025




Signature of Notary Public

Charles W. McHan, Jr.
Printed or Typed Name of Notary Public



Charles W. McHan, Jr.
Attorney at Law

84 Valley River Ave.
Murphy, North Carolina 28906
PHONE: (828) 837-6393