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FILED Oct 08, 2024 03:19:38 pm FILED
BOOK 01765
PAGE 1377 THRU 1378
INSTRUMENT # 05092
RECORDING \$26.00
EXCISE TAX \$290.00
CHEROKEE
COUNTY NC
KAREN WRIGHT
REGISTER
OF DEEDS
EBP

CHEROKEE COUNTY TAX CERTIFICATION

There are no delinquent taxes on the parcel

Number noted on this deed
Date: 10/08/24 By: AS
Tax Collections Officer

GENERAL WARRANTY DEED

DEED STAMPS: \$290.00
PIN #459211558374000

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 8th day of **October, 2024** by and between:

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

hereinafter called Grantors, and

JESSE L. GREEN and wife, PAIGE M. GREEN
25 Willow Falls Lane
Franklin, NC 28734

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:

All that certain tract or parcel of land containing 0.33 acre, more or less, located in the Town of Murphy, being located on Valley River Avenue and Hilton Street, and being more particularly described according to a plat of survey by Palmer's Surveying, Inc., dated March 7, 2019, and from said plat of survey described as follows:

BEGINNING on a nail and cap found at the intersection of Hilton Street and Valley River Avenue, having NC Grid Coordinates of X=495,838.77 and Y=525,192.63 and runs then from said BEGINNING point with the margin of Hilton Street, North 36-11-00 West 152.97 feet to an iron pipe found on the margin of a ten (10) foot alley; then with the margin of said alley, North 40-09-

35 East 89.75 feet to a nail set at the base of an iron rod found, being a point in common with Lot 4 and 4, Block C, Cottage Park Addition; then South 41-28-00 East 150.35 feet to a magnetic nail set on the margin of a concrete sidewalk and being a point in common with Valley River Avenue; then with said sidewalk, South 40-13-00 West 103.96 feet to the BEGINNING.

FOR SOURCE OF TITLE reference Deed Book 1746, Page 1258, 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.

RP8, LLC, a North Carolina Limited Liability Company

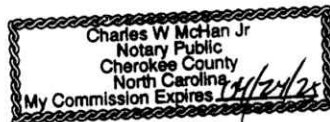
 (SEAL)
Rebecca A. Ritz, Member Manager

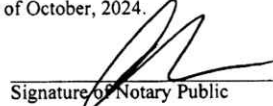
State of North Carolina, County of Cherokee

I, Charles W. McHan, Jr., a Notary Public of the County and State aforesaid, certify that **Rebecca A. Ritz**, either being personally known to me or proven by satisfactory evidence (said evidence being _____), personally appeared before me this day and acknowledged that she is **Member/Manager** of RP8, LLC, a North Carolina Limited Liability Company, and that she, as Member/Manager, being authorized to do so, voluntarily executed the foregoing on behalf of the company for the purposes stated herein.

Witness my hand and Notarial Seal, this 8th day of October, 2024.

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