

**BK 2282 PG 719 - 721**



Nov - 05 2020



Nov - 05 2020 KH

Rev.: \$ 600.00; not primary residence Complete/improved Parcel ID 7562-18-7268

This instrument prepared by and return to: J. Edwin Henson, PLLC  
P. O. Box 386  
Cashiers, NC 28717

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

### WARRANTY DEED

THIS WARRANTY DEED is made this 4th day of November, 2020, by and between **BRANDON RYAN HENSON and wife, BRIDGET ANNE HENSON of 415 Laurel Knob Road, Cashiers, NC 28717** (hereinafter referred to as the "GRANTOR") and **TIMOTHY BRIAN MILONE of 104 Jurassic Drive, Cashiers, NC 32822** (hereinafter referred to as the "GRANTEE"). The designation "GRANTOR" and "GRANTEE" as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

### WITNESSETH:

THAT said GRANTOR, for good and valuable consideration paid by the GRANTEE, the receipt of which is hereby acknowledged, has and by these presents does hereby give, grant, bargain, sell, and convey unto said GRANTEE in fee simple, all of that certain lot, parcel, or tract of land situate, lying, and being in Hamburg Township, Jackson County, North Carolina, and more particularly described as follows:

BEING all of the 0.89 acres, Tract 2, as shown on the plat prepared for Brandon Henson and recorded at Plat Cabinet 14, Slide 530, Jackson County Registry, to which reference is specifically made.

Together with the non-exclusive right to use the existing access road known as the T.R. Henson Road from the land hereby conveyed to and from the public road.

Together with the non-exclusive right to take water for residential purposes from the well located upon the property of Grantors described in Book 510, Page 111, Jackson County Registry, together with an easement for the purpose of inspecting, maintaining, repairing and replacing the well pump, pumphouse and water lines and an easement for the purpose of installing, maintaining, repairing, and replacing water lines from said well to Tract 2, hereinabove described.

Grantees agree to pay their proportionate share of the cost of maintaining, repairing and replacing the well, pump, pumphouse and water lines in common with all parties now or hereafter entitled to take water from said well, as is further described in Book 2281, Page 1160, Jackson County Registry.

Being the same lands and premises described in the deed to the GRANTOR herein recorded in Deed Book 1551 at Page 655 of the Jackson County Registry, to which reference is specifically made.

TO HAVE AND TO HOLD the above-described lands and premises and all privileges and appurtenances thereto belonging, or in any wise appertaining, unto the GRANTEE in fee simple.

AND the said GRANTOR covenants to and with the GRANTEE, that GRANTOR is seized of the premises in fee simple, has the right to convey the same in fee simple, and that title is marketable and free and clear of all encumbrances, except as set forth above, and that GRANTOR will warrant and defend the title against the lawful claims of all persons whomsoever, except for the exceptions hereinafter stated.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hand and seal.

Brandon Ryan Henson (SEAL)  
Brandon Ryan Henson

Bridget Anne Henson (SEAL)  
Bridget Anne Henson

STATE OF NORTH CAROLINA  
COUNTY OF JACKSON

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Brandon Ryan Henson and Bridget Anne Henson.

Date: 11/3/2020

Linda D. Clifton  
Transylvania County, North Carolina  
Notary Public  
My Commission Expires 02/3/2024

(Official Seal)

Linda D. Clifton  
Official Signature of Notary  
LINDA D. CLIFTON  
Notary's printed or typed name

My Commission Expires: 02/3/2024