

Type: WARRANTY DEED
Recorded: 8/19/2020 12:38:45 PM
Fee Amt: \$26.00 Page 1 of 4
Revenue Tax: \$0.00
Jackson County, NC
Joe Hamilton Register of Deeds

BK 2274 PG 423 - 426



Aug - 19 2020 Aug - 19 2020 LP

PIN# 7559-71-6329

Revenue: \$0.00

THIS INSTRUMENT PREPARED WITHOUT
BENEFIT OF A TITLE EXAMINATION
UNLESS CERTIFIED IN WRITING BY:
Jeffrey Goss of RIDENOUR & GOSS, P.A.
P.O. Box 965, Sylva, North Carolina 28779

STATE OF NORTH CAROLINA

WARRANTY DEED

COUNTY OF JACKSON

THIS DEED is dated this 3rd day of August, 2020, by and between PHILIP J. PERKO and wife, SUSAN PERKO, and CHRISTOPHER R. BROWN and wife, SONYA BROWN, with an address of 101 Elsa Rd, Jupiter, FL 33477, hereinafter referred to as "Grantor," and GRAYLING ON THE TUCK LLC, a Florida Limited Liability Company, hereinafter referred to as "Grantee," whose address is 101 Elsa Rd, Jupiter, FL 33477.

WITNESSETH:

NOW THEREFORE, the Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has, and by these presents, does hereby grant, bargain, sell, and convey onto the Grantee in fee simple, but subject to the exceptions, restrictions and reservations as hereinafter stated, if any, all that certain lot or parcel of land, together with road rights of way and water rights as hereinafter stated, if any, situated in Cullowhee Township, Jackson County, State of North Carolina, and more particularly described as follows:

SEE LEGAL DESCRIPTION
ATTACHED AS EXHIBIT "A"

Submitted electronically by "Ridenour & Goss, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Jackson County Register of Deeds.

_____ If checked, this property includes the primary residence of at least one of the Grantors. (G.S. § 105-317.2)

TO HAVE AND TO HOLD the aforesaid lot or parcel of land, together with road rights of way and water rights as herein above stated, if any, and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

AND the Grantor covenants with the Grantee that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, except for the water rights, exceptions, restrictions and reservations herein stated, if any.

IN WITNESS WHEREOF, the Grantor has set his hand and seal, this the day and year first above written.

 (SEAL)
PHILIP J. PERKO

 (SEAL)
SUSAN PERKO

STATE OF FLORIDA
COUNTY OF Palm Beach

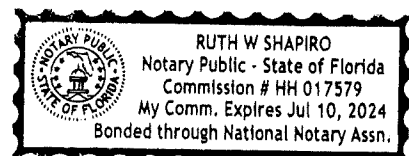
I, Ruth Shapiro, a Notary Public, do hereby certify that PHILIP J. PERKO and wife, SUSAN PERKO, personally appeared before me this day and acknowledge due execution of the foregoing instrument.

Witness my hand and official seal, this the 3 ^{August} day of July, 2020.

Notary Public 

My Commission Expires: 7-16-24

(Official Seal)



IN WITNESS WHEREOF, the Grantor has set his hand and seal, this the day and year first above written.

 (SEAL)
CHRISTOPHER R. BROWN

 (SEAL)
SONYA BROWN

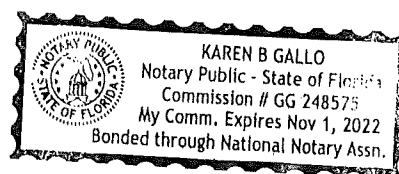
STATE OF FLORIDA
COUNTY OF MONROE

I, KAREN GALLO, a Notary Public, do hereby certify that CHRISTOPHER R. BROWN and wife, SONYA BROWN, personally appeared before me this day and acknowledge due execution of the foregoing instrument.

Witness my hand and official seal, this the 12 day of ^{AUG}~~July~~, 2020.

Notary Public Karen Gallo

My Commission Expires: 11-1-22



(Official Seal)

EXHIBIT A

BEING and COMPREHENDING a tract of land containing 0.31 of an acre, more or less, and being all of Lot 26, Phase 2-B of Cullowhee River Club, as shown on a map or plat of survey prepared by R. Joel Johnson, P.L.S., Joel Johnson Land Surveying, Inc., dated August 15, 2017, revised on August 24, 2017, entitled "Cullowhee River Club LLC"; project number: 17-041; and recorded in Plat Cabinet 22, Slide 230, Jackson County Public Registry, to which reference is made and incorporated herein as if fully set forth.

This instrument is made and given SUBJECT TO all utility easements, rights of way, restrictions, facts ad matters of public record and as shown on the afore-mentioned survey.

There is further conveyed unto the Grantees, their heirs, assigns, executors and administrators, a non-exclusive right-of-way over the existing access roads shown on Plat Cabinet 20, Slides 37 and 425-426, Jackson County Public Registry; together with continuations thereof, for purposes of ingress and egress between subject property and North Carolina State Roads 1002 and 1731.

There is further conveyed unto the Grantees, their heirs, assigns, executors or administrators, and this instrument is made and given SUBJECT TO the Declarations of Covenants, Conditions and Restrictions for Cullowhee River Club, recorded in Book 2037, Page 555; and the Supplemental Declaration of Covenants, Conditions and Restrictions for Cullowhee River Club, recorded in Book 2196, Page 1345; and the Third Supplemental Declaration of Covenants, Conditions and Restrictions for Cullowhee River Club, recorded in Book 2200, Page 1741, Jackson County Public Registry, to which reference is hereby made and incorporated herein as if fully set forth.

There is further conveyed unto the Grantees, their heirs, assigns, executors and administrators, and this instrument is made and given SUBJECT TO easements, including but not limited to septic easements, shown on Plat Cabinet 20, Slides 37 and 425-426, Jackson County Public Registry, on any recorded subdivision plats and as described in the Declaration referenced hereinabove.

In accepting this conveyance, the Grantee herein acknowledges that membership in Cullowhee River Club Association, Inc., is an appurtenance to the property hereinabove conveyed, that the benefits and burden of such membership cannot be severed from the fee to which it is appurtenant, and that said benefits and burden shall run perpetually with the land.

Also being the same lands and premises described and conveyed by deed to Philip J. Perko and Christopher R. Brown, dated July 14, 2020 and recorded in Book 2271, Page 697, Jackson County Public Registry, to which reference is made and incorporated herein as if fully set forth.