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FILED
CHEROKEE COUNTY NC
DAPHNE DOCKERY
REGISTER OF DEEDS
FILED Dec 21, 2011
AT 03:50:05 pm
BOOK 01427
START PAGE 0215
END PAGE 0217
INSTRUMENT # 05966
EXCISE TAX \$304.00

CHEROKEE COUNTY TAX CERTIFICATION
There are no delinquent taxes due that are a lien
against the Parcel Numbers(s) set forth in this deed.
Cherokee County Tax Collector
Date: 12/21/11 By: JMS

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: 304.00

Parcel Identifier No. 5501 04 73 8939000.

Verified by Cherokee County, on the _____ day of _____,

By: _____ MHS File Number: NCR-111100433A

Mail/Box to: Cowan & Copwan, P.A., 26 Tennessee Street P.O. Box 579, Murphy, NC 28906

This instrument was prepared by: Morris|Hardwick|Schneider, LLC, 2781 Windy Ridge Parkway, Atlanta, GA 30339.

Brief Description for the index:

This deed made this 20th day of December, 2011 by and between FV REO I, LLC, Grantor,
whose mailing address is 350 S. Grand Avenue, 47th Floor, Los Angeles, CA 90071 and Jacob Anderson and wife,
Laura Anderson, Grantee, whose mailing address is 701 Regal Road, Murphy, NC 28906

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 the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby
acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in FEE SIMPLE, all
that certain lot or parcel of land situated in the City of N/A, Township of N/A, Cherokee County, North Carolina and
more particularly described as follows:

See Exhibit "A" attached hereto and made reference hereof

Said property commonly known as: 85 Poorhouse Mountain Ridge, Murphy, NC 28906

The property hereinabove described was acquired by Grantor by instrument recorded Book 1398, page 523, Cherokee
Register of Deeds.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging
to the Grantee in FEE SIMPLE.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received,
and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through
Grantor, other than the following exceptions: Ad Valorem Taxes for the current year not yet due and payable, and all
easements, covenants, and restrictions which may or may not appear of record.

The property does not include the primary residence of a Grantor.

EXHIBIT "A"

All that certain tract or parcel of land containing 1.77 acres, more or less, and being designated as Lot 102, of Cherokee Hills Golf Course Properties, Murphy Township, Cherokee County, North Carolina and being bounded on the South by Lot 103, on the East by Craig, on the North by Lot 101, and on the West by a subdivision access road, and being more particularly described according to a plat of survey by Palmer's Surveying, Inc., Felix E. Palmer, R.L.S., dated June 7, 1984 and from said plat of survey described as follows:

Beginning at an angle iron set in a fence line and in the line of Craig, the northeast corner of Lot 103 and the southwest corner of Lot 102; and runs thence with said fence line and the line of Craig the following two courses and distances: North 08 deg. 43' East a distance of 130.19 feet and North 10 deg. 48' East a distance of 229.76 feet to an angle iron set in fence line, said point being a point in common with the lines of Lot 61, Lot 101 and the herein described Lot; thence turning and leaving said fence line and with the South line of Lot 101 South 69 deg. 58' West a distance of 407.59 feet to an angle iron set on or near the east margin of an access road; thence continuing with the line of Lot 101 South 69 deg. 58' West a distance of 29.75 feet to a point in the centerline of said road and being a point in common with the line of Lot 104; thence with the centerline of said road and the line of Lot 104 South 18 deg. 12' East a distance of 72.54 feet to a point in the centerline of said road, said point being a point in common with the lines of Lot 104, 103 and 102; thence turning and leaving said road centerline and with the line of Lot 103 South 67 deg. 22' East a distance of 50.01 feet to an angle iron set on or near the eastern margin of said access road; thence continuing with the line of Lot 103 South 67 deg. 22' East a distance of 302.32 feet to the point of BEGINNING.

ALSO HEREIN CONVEYED is a non-exclusive perpetual right of way and easement 50 feet in width 25 feet on each side of the centerline thereof, over and across the existing subdivision access road which extends out to the main subdivision access road known as Poor House Mountain Trail and extends therefrom through the remaining appurtenant lands of the Cherokee Hills Golf Course Properties to N.C. S.R. #1558 so as to provide vehicular and utility ingress, egress, and regress to and from the aforementioned tract from and to the aforementioned state maintained road.

EXCEPTING AND RESERVING from this conveyance is a non-exclusive perpetual right of way and easement 50 feet in width 25 feet on each side of the centerline thereof, over and across the existing subdivision access road which connects with Poor House Mountain Trail, being the main subdivision access road for purposes of ingress, egress and regress and utilities to the appurtenant Cherokee Hills Golf Course Properties.

THE ABOVE DESCRIBED LOT IS SUBJECT TO the Restrictive Covenants and Conditions as set forth in Deed Book 568, page 70, Cherokee County Registry.

85 Poorhouse Mountain Ridge, Murphy, North Carolina 28906

For Reference Only:

Said property also known as 85 Poorhouse Mountain Ridge, Murphy, NC 28906