



2015001524

CLAY CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED

07-20-2015 03:52:07 PM

PHYLLIS MANEY

REGISTER OF DEEDS

BY: BRITTANY NEMKOVICH

ASSISTANT

BK: CRP 395

PG: 137-137

Brittany Nemkovich, Asst.

NORTH CAROLINA WARRANTY DEED

Excise Tax:

Tax Lot No. 6513 00 74 7195 Parcel Identifier No.

Verified by..... County on the day of.....

by.....



Mail after recording to: HARTZOG & COMPANY, PC

This instrument was prepared by Gary W. Nichols

NICHOLS & NICHOLS, P.A. Attorneys at Law P.O. Box 525 Hayesville, NC 28904

Brief description for the Index

1.00 acre, Tract 5A-2, Shooting Creek Twp

THIS DEED made this 2nd day of July, 2015, by and between:

GRANTOR

WINGWOOD FARMS, Inc.

An Arkansas Corporation

GRANTEE

HARTZOG & COMPANY, P.C.

An Alabama Corporation

PO Box 787

EU Faula AL 36072

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 Shooting Creek Township, Clay County, North Carolina and more particularly described as follows:

That certain tract or parcel of land **consisting of 1.00 acre**, more or less, designated as **TRACT 5A-2**, part of what is known as Lot 5A, Nantahala Power and Light Company Subdivision MC-7, Shooting Creek Township, Clay County, North Carolina, as is depicted on that survey plat dated April 13, 1990, by G.L. Sprinkle, Registered Land Surveyor, the metes and bounds description as thereon being:

BEGINNING on an iron pin the Southwest corner of this tract and the Southeast corner of Tract 5A-3, a point situate N 52-00-00 E 208.51 feet from a point in the centerline of a PVT access road and runs thence with a line common to Lot 5B, N 48-49 E, crossing the aforesaid PVT access road (soil road) at 259.76 feet, a total distance of 316.18 feet to a point in the centerline of Nantahala River, the Southeast corner of this tract, thence with the centerline of the river, N 40-01-15 W 144.12 feet to a point, the Northeast corner of this tract and the Southeast corner of Tract 5A-1; thence leaving the river and with a line common to tract Tract 5A-1, S 55-22-05 W, crossing the aforesaid PVT access road and passing an iron pin on the West side of the road at 112.68 feet, total distance of 231.48 feet to an iron pin, the Northwest corner of this tract and the Northeast corner of Tract 5A-3; thence S 13-34-50 E 192.40 feet to the beginning.

TOGETHER WITH AND SUBJECT TO that certain wastewater system easement and maintenance agreement between Donald D. Cook and Wingwood Farms, Inc. as recorded February 26, 2014 in Deed Book 383 at Page 170, records of Clay County, North Carolina.

TOGETHER WITH AND SUBJECT To all rights of way, easements, restrictions, terms and conditions as further described in Deed Book 369 at Page 121, records of Clay County, North Carolina.

For background reference see Deed Book 369 at Page 121, records of Clay County, North Carolina.

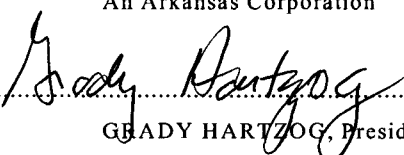
All or a portion of the property herein conveyed ____ includes or x does not include the primary residence of a Grantor.

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 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 exceptions hereinafter stated. Title to the property is subject to the following exceptions:

IN WITNESS WHEREOF, the 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.

By: WINGWOOD FARMS, INC.
An Arkansas Corporation

 (SEAL)
GRADY HARTZOG, President

SEAL - STAMP



STATE OF Alabama, COUNTY OF Barbour,
I, Debra K. Mathis, a notary public of said county and state, certify that GRADY HARTZOG, personally came before me this day and acknowledged that he is President of WINGWOOD FARMS, INC. an Arkansas Corporation, and that he, as president, being authorized to do so, executed the foregoing instrument on behalf of the corporation. Witness my hand and official stamp or seal, this 16 day of July, 2015.
My commission expires: _____ Debra K. Mathis Notary Public
MY COMMISSION EXPIRES DECEMBER 31, 2017