

FILED in Cherokee County, NC  
 on Aug 18 2003 at 02:48:33 PM  
 by: Daphne Dockery  
 Register of Deeds  
**BOOK 1056 PAGE 631**

Issued Aug 18 2003  
 \$4.00  
 State of Cherokee  
 North Carolina County  
 Real Estate Excise Tax

Excise Tax \$4.00

Recording Time, Book and Page

Tax Lot No. 660050013690 Parcel Identifier No. 455200273972000  
 Verified by Cherokee County on the 18 day of Aug, 2003  
 by David W. Rife

Mail after recording to: THE CLOSING PLACE, P.O. Box 940, Murphy, NC 28906

This instrument prepared by: Richard E. Steinbronn, Attorney  
 26 Tennessee Street, Murphy, NC 28906



Brief Description for Index

0.25 acres, Shoal Creek Township

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 3rd day of July, 2003, by and between

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. corporation or partnership

GRANTOR	GRANTEE
<b>DAVID STILES and his wife</b> <b>ANNALEE STILES</b> <b>227 Siler Road</b> <b>Franklin, NC 28734</b>	<b>RAYMOND ZOTKOVICH and his wife</b> <b>TERYL ZOTKOVICH</b> <b>6 John Laurel Drive</b> <b>Murphy, NC 28906</b>

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 of land situated in the City of Shoal Creek Township, Cherokee County, North Carolina and more particularly described as follows:

All that certain tract or parcel of land lying and being in Shoal Creek Township, Cherokee County, North Carolina containing **0.25 acres** more or less according to plat of survey by Palmer's Surveying, Inc., Felix Edward Palmer, Jr., North Carolina Registered Land Surveyor No. L-3949 entitled "Deed Book 519 Page 152 for David Stiles" dated May 23, 2003 and from said survey is more particularly described as follows:

BEGINNING at a point on the West side of an existing 15-foot gravel access road which lies within a proposed 25-foot ingress/egress and utility right of way easement corridor which runs parallel to the Eastern boundary line of the property herein conveyed. From said point of beginning, traversing the aforementioned right of way easement corridor North 90 deg 00' 00" West a distance of 26.24 feet to an iron pin set at the Southwest corner of the property herein conveyed, corner common to Zotkovich Lot 2 Glenn Roberts Property (Deed Book 914 Page 125), said point being located on the West side of the aforementioned proposed right of way easement corridor. Thence leaving the aforementioned proposed right of way and along a line common to Zotkovich North 05 deg 36' 00" East a distance of 3.46 feet to an iron rod found; thence continuing North 05 deg 36' 00" East a distance of 172.64 feet to an iron rod found at the Northwest corner of the property herein conveyed, corner common to Zotkovich, Linderman (Deed Book 967 Page 311) and a 1.45 acre tract shown

on the aforementioned survey plat. Thence leaving the line common to Zotkovick and along a line common to the aforementioned 1.45 acre tract North 77 deg 02' 00" East a distance of 97.69 feet to an iron pin set near the West side of the aforementioned existing access road; thence continuing North 77 deg 02' 00" East a distance of 21.53 feet to a point being the Northeast corner of the property herein conveyed, corner common to the aforementioned 1.45 acre tract and Hogsed & Stiles (Deed Book 939 Page 19). Thence leaving the line common to the aforementioned 1.45 acre tract and along a line common to Hogsed & Stiles South 41 deg 54' 00" West a distance of 43.35 feet; thence South 30 deg 07' 00" West a distance of 37.64 feet; thence South 24 deg 58' 00" West a distance of 100.42 feet; thence South 20 deg 08' 00" West a distance of 49.17 feet to the point and place of BEGINNING. Containing 0.25 acres more or less according to the aforementioned survey plat. Should there be any discrepancy between the aforementioned survey plat and the above description, the survey plat shall prevail.

SUBJECT to easement in favor of Blue Ridge Mountain EMC as recorded in Deed Book 495, Page 33, Cherokee County Registry.

ALSO CONVEYED HEREWITH is the non-exclusive right of ingress, egress and utility service along existing roads which begins at NCSR 1311 (Friendship Church Road) and proceeds in a Northerly direction along Sierra Circle to the property herein conveyed.

GRANTOR RESERVES UNTO HIMSELF, his heirs, successors and/or assigns, a non-exclusive right of way and easement 25-feet in width parallel to the entire Eastern boundary of the property herein conveyed for vehicular and pedestrian ingress, egress and regress and for utilities for the benefit of the property herein conveyed and for the remaining lands of Grantor.

The subject property is located within an area of Cherokee County, North Carolina where subdivision of land is not prohibited.



BEING A PORTION OF THE PROPERTY CONVEYED unto David Stiles and Annalee Stiles, by Warranty Deed from Edgal H. Chilson and Stephen H. Chilson, dated May 9, 1986, filed of record May 9, 1986, in Deed Book 519, Page 152, in the Office of the Register of Deeds, Cherokee County, North Carolina.  
NC3-1815 (#66 & S)

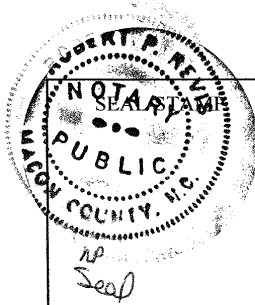
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 hereinabove described 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.

(Corporate Name)	
by: _____	 (SEAL) DAVID STILES
President	
Attest: _____	 (SEAL) ANNALEE STILES
Secretary	
(Corporate Seal)	



STATE OF NORTH CAROLINA  
COUNTY OF MACON

I, Robert P Revis, a Notary Public of said State and County, do hereby certify that **DAVID STILES and his wife ANNALEE STILES** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and Notarial Seal this 31 day of July, 2003.

My Commission Expires:  
Aug 28 06

Robert P Revis  
Notary Public

The foregoing Certificate(s) of Robert P. Revis

\_\_\_\_\_ is certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: Haphne Dockery REGISTER OF DEEDS FOR Cherokee COUNTY  
Misty Taylor Deputy/Assistant-Register of Deeds

