

FILED Jun 18, 2021
 AT 02:07:28 PM
 BOOK 00493
 START PAGE 0739
 END PAGE 0746
 INSTRUMENT # 01517
 EXCISE TAX \$125.00

SWAIN COUNTY TAX OFFICE

Date 06/18/2021
 Stamps 125.00
 PIN 668100736619
 Signature BA

(ALL TAXES PAID ON THIS PARCEL ONLY.)

Revenue \$125.00

THIS INSTRUMENT PREPARED BY

John A. VanHook, a licensed
 North Carolina Attorney. Delinquent
 taxes, if any, to be paid by the closing
 attorney to the county tax collector
 upon disbursement of closing proceeds.

Please return recorded document to:

SLOAN & VANHOOK, PLLC
70 Iofla Street, Franklin, NC 28734

PIN#: 668100736619

This property is not the primary residence of a Grantor.

NORTH CAROLINA
 SWAIN COUNTY

WARRANTY DEED

THIS DEED, made this the 18 day of June 2021, by **ROBERT E. JOHNS**,
 joined by his wife, **PAMELA E. JOHNS**, **CHARLES T. JOHNS**, joined by his wife, **LESLIE**
JOHNS, **ELIZABETH ANN JOHNS BROOKS**, joined by her husband, **RAY ROY**
BROOKS, and **LARRY A. JOHNS**, joined by his wife, **JOANNE T. JOHNS**, as Grantors, and
ANNE MARIE DEVITO, as Trustee of the **ANNE MARIE DEVITO REVOCABLE TRUST**
u/t/a dated October 7, 2015, of 2804 S Country Club Dr., Avon Park, FL 33825, as Grantee;

submitted electronically by "Sloan & VanHook, PLLC."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Swain County Register of Deeds.

whether one or more; the neuter gender shall be deemed to include the masculine and feminine and the singular number the plural, and vice versa;

WITNESSETH, That the said Grantors in consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey unto said Grantee, and their heirs, successors and assigns, a certain tract or parcel of land in the Alarka Community, Charleston Township, Swain County, North Carolina, being more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

Pursuant to N.C.G.S. 52-2 and 52-10, Pamela E. Johns, the spouse of Robert E. Johns, Leslie Johns, the spouse of Charles T. Johns, Roy Ray Brooks, the spouse of Elizabeth Ann Johns Brooks, and Joanne T. Johns, the spouse of Larry A. Johns, execute this instrument for the sole purpose of expressly waiving, releasing and conveying any right, marital interest or claim which they may now or hereafter have in or to said real property or the value which this represents whether arising by statute, law or otherwise, specifically including, without limitation, those rights as spouse, surviving spouse, intestate succession, right to dissent from will, elective life estate, or equitable distribution as set forth in various statutes including N.C.G.S. 29-1 et seq., 30-1 et seq., 30-15 et seq. and 50-20.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging, or in anywise thereupon appertaining, unto the said Grantee, and their heirs, successors and assigns, to their only use and behoof, in fee simple forever, subject to those exceptions, reservations and limitations following the description hereinabove set forth.

And the said Grantors covenant with said Grantee, their heirs, successors and assigns, that they are seized of said premises in fee, and have the right to convey the same in fee simple; that the same are free and clear from all liens and encumbrances and that they will warrant and defend the said title to the same against the lawful claims of all persons whatsoever, subject to those exceptions, reservations and limitations following the description hereinabove set forth.

IN TESTIMONY WHEREOF, the said Grantors have hereunto set their hand and seal, the day and year first above written.

[Signature] (SEAL)
ROBERT E. JOHNS

STATE OF Florida
COUNTY OF Hillsborough

I, Marvin Baity Jr, a Notary Public of the aforesaid County and State hereby certify that **ROBERT E. JOHNS**, personally appeared before me this day and acknowledged that they voluntarily signed the foregoing instrument for the purpose stated therein and in the capacity indicated.

WITNESS my hand and Notarial seal, this the 16 day of June, 2021.

[Signature]
Notary Public
My Commission Expires: _____

(NOTARIAL SEAL)

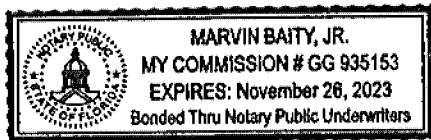


[Signature] (SEAL)
PAMELA E. JOHNS

STATE OF Florida
COUNTY OF Hillsborough

I, Marvin Baity Jr, a Notary Public of the aforesaid County and State hereby certify that **PAMELA E. JOHNS** personally appeared before me this day and acknowledged that they voluntarily signed the foregoing instrument for the purpose stated therein and in the capacity indicated.

WITNESS my hand and Notarial seal, this the 16 day of June, 2021.



[Signature]
Notary Public
My Commission Expires: _____

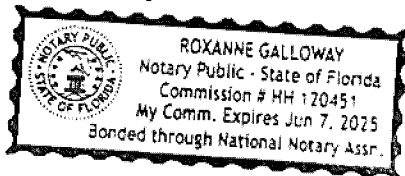
(NOTARIAL SEAL)

Charles T. Johns (SEAL)
CHARLES T. JOHNS

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I, Roxanne Galloway, a Notary Public of the aforesaid County and State hereby certify that **CHARLES T. JOHNS**, personally appeared before me this day and acknowledged that they voluntarily signed the foregoing instrument for the purpose stated therein and in the capacity indicated.

WITNESS my hand and Notarial seal, this the 16 day of June, 2021.



(NOTARIAL SEAL)

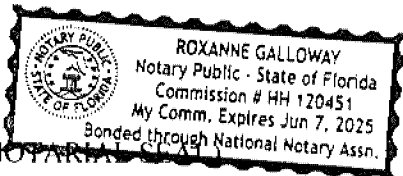
Roxanne Galloway
Notary Public
My Commission Expires 07 JUN 2025

Leslie Johns (SEAL)
LESLIE JOHNS

STATE OF FLORIDA
COUNTY OF WATKINSBOROUGH

I, Roxanne Galloway, a Notary Public of the aforesaid County and State hereby certify that **LESLIE JOHNS** personally appeared before me this day and acknowledged that they voluntarily signed the foregoing instrument for the purpose stated therein and in the capacity indicated.

WITNESS my hand and Notarial seal, this the 16 day of June, 2021.



(NOTARIAL SEAL)

Roxanne Galloway
Notary Public
My Commission Expires 07 JUN 2025

Larry A. Johns (SEAL)
LARRY A. JOHNS

STATE OF Florida
COUNTY OF Hillsborough

I, Karissa Rodgers, a Notary Public of the aforesaid County and State hereby certify that LARRY A. JOHNS, personally appeared before me this day and acknowledged that they voluntarily signed the foregoing instrument for the purpose stated therein and in the capacity indicated.

WITNESS my hand and Notarial seal, this the 16 day of June, 2021.

Karissa Rodgers
Notary Public
My Commission Expires: 4/21/25

(NOTARIAL SEAL)



Joanne T. Johns (SEAL)
JOANNE T. JOHNS

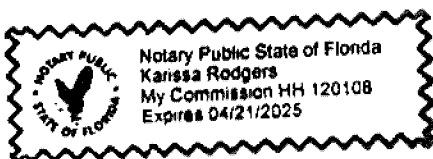
STATE OF Florida
COUNTY OF Hillsborough


I, Karissa Rodgers, a Notary Public of the aforesaid County and State hereby certify that JOANNE T. JOHNS personally appeared before me this day and acknowledged that they voluntarily signed the foregoing instrument for the purpose stated therein and in the capacity indicated.

WITNESS my hand and Notarial seal, this the 16 day of June, 2021.

Karissa Rodgers
Notary Public
My Commission Expires: 4/21/25

(NOTARIAL SEAL)




_____(SEAL)
ELIZABETH ANN JOHNS BROOKS


STATE OF Georgia
COUNTY OF Pickens

I, Sabra Desrosiers, a Notary Public of the aforesaid County and State hereby certify that **ELIZABETH ANN JOHNS BROOKS**, personally appeared before me this day and acknowledged that they voluntarily signed the foregoing instrument for the purpose stated therein and in the capacity indicated.

WITNESS my hand and Notarial seal, this the 16 day of June, 2021.

SABRA DESROSIERS
NOTARY PUBLIC
Pickens County
State of Georgia
My Comm. Expires June 4, 2024

(NOTARIAL SEAL)



Notary Public
My Commission Expires: 6/4/24


_____(SEAL)
RAY ROY BROOKS


STATE OF Georgia
COUNTY OF Pickens

I, Sabra Desrosiers, a Notary Public of the aforesaid County and State hereby certify that **RAY ROY BROOKS** personally appeared before me this day and acknowledged that they voluntarily signed the foregoing instrument for the purpose stated therein and in the capacity indicated.

WITNESS my hand and Notarial seal, this the 16 day of June, 2021.

SABRA DESROSIERS
NOTARY PUBLIC
Pickens County
State of Georgia
My Comm. Expires June 4, 2024

(NOTARIAL SEAL)



Notary Public
My Commission Expires: 6/4/24

EXHIBIT A

All of that certain tract or parcel designated as Parcel 2 and which is shown and delineated as "29.796 Ac. +/-" on a plat or map dated 13 September 2006 and entitled "PLAT PREPARED FOR ELMER L. JOHNS ESTATE – Alarka Community- Charleston Township – Swain County, NC: prepared by Herron Associates, PA, and drawn under the supervision of Sylvia E. Higdon, Professional Land Surveyor-Registration Number L-4369, which plat or map was recorded on February 2, 2007, in Plat Cabinet 4, Slide 2034 in the Office of the Register of Deeds of Swain County, North Carolina, which plat or map is incorporated herein by reference for a more particular description of the property herein conveyed.

Together with and subject to an easement over the area designated as "35' R/W EASEMENT OVER 12' PRIVATE GRAVEL RD" on western side of property as shown and delineated on the aforesaid plat or map.

Together with and subject to right of way of the state road shown as "16' GRAVEL RD. UNAHALA CREEK RD NCSR 1138 (PUBLIC)" as shown and delineated on the aforesaid plat or map and the centerline of which road forms a portion of the northern boundary of the 29.796 Ac +/- tract.

Being a portion of the following deeds: the Deed from E. Powell McWhirter and wife, Louise H. McWhirter to Elmer L. Johns and Edna N. Johns, dated June 11, 1975 and recorded in Book 110, at Page 676, Swain County Registry and the Deed from Robert F. Meyer and wife, Martha E. Meyer to Elmer L. Johns and wife, Edna N. Johns, dated March 8, 1980 and recorded in Book 127, at Page 667, Swain County Registry.

Together with all easements, privileges and appurtenances thereunto pertaining to the property herein conveyed.

This conveyance is subject to all liens, right-of-way, easements, restrictive covenants, exceptions, reservations and limitations set forth in the aforesaid Deed, if any, or otherwise of record, including, but not limited to, the following to the extent that they are applicable to the property herein conveyed:

Secondary Road Right of way Agreement recorded in Book 307, at Page 578.

Right of Way Agreement recorded in Book 270, at Page 369.

Road Right of Way Deed recorded in Book 247, at Page 16.

For additional source of title see the Estate of Elmer L. Johns, Estate File no. 06-E-53, Swain County North Carolina.