

**Subject:** FW: refund on revenue recording Sept 2025  
**Attachments:** jcrod - 2025-09-17T144005.530.pdf

**From:** Shandra Sims <shandrasims@jacksonnc.org>  
**Sent:** Wednesday, September 17, 2025 2:40 PM  
**To:** Kevin King <kevinking@jacksonnc.org>; Darlene Fox <darlenefox@jacksonnc.org>; Angie Winchester <angiewinchester@jacksonnc.org>; J. K. Coward <jkcoward@chspa.com>; cbell@chspa.com  
**Subject:** Re: refund on revenue recording Sept 2025

Good afternoon. Attached you will find an Affidavit of Correction for a refund on overpaid revenue of \$252. The deed was recorded in Book 2404 Page 1212 showing \$750 revenue but the affidavit states only \$498 should have been paid.

I believe a hearing has to be scheduled with the commissioners to approve the refund. Please let us know when that may be and when they should expect the refund.

Thank you for your time!

*Respectfully,*  
**Shandra Sims**  
**Certified Register of Deeds, Jackson County**  
**401 Grindstaff Cove Road, Ste 108**  
**Sylva, NC 28779**  
**(828) 586-7533**

***E-mail correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties by an authorized county official.***

*Your mind is a powerful thing. When you fill it with POSITIVE thoughts, your life will start to change.* Unknown Author

BK 2404 PG 1715 - 1718

**CORRECTIVE OR SCRIVENER'S AFFIDAVIT FOR  
NOTICE OF TYPOGRAPHICAL OR OTHER MINOR ERROR  
[N.C.G.S. 47-36.1]**

Prepared by: J.K. Coward, Jr., Coward, Hicks & Siler, P.A. 705 W Main Street, Sylva NC 28779

Each undersigned Affiant, jointly and severally, being first duly sworn, hereby swears or affirms that the Warranty Deed recorded on September 11, 2025, in Book 2404, Page 1212, Jackson County Registry, by and between: NCHMS, LLC, a Florida limited liability company, hereinafter "Grantor" and Daryl Bleckley and Amy Bleckley, hereinafter "Grantees" (original parties) contained typographical or minor error(s); and this Affidavit is made to give notice of the below corrective information:

**The Revenue listed \$750, and this was incorrect. The Revenue should have shown \$498.**

**The Parcel Number listed 7562-79-5653, and this was incorrect. The Parcel Number should have shown 7578-82-5691**

**This Affidavit is being recorded to include the correct Revenue to be \$498 and the Parcel Number to be 7578-82-5691.**

The affiant is knowledgeable of the agreement and the intention of the parties in this regard. Affiant is the (check one)

- ☐ Drafter or preparer of the previously recorded instrument  
☒ Closing attorney for transaction involving the previously recorded instrument  
☐ Attorney for grantor/mortgagor named above in the previously recorded instrument  
☐ Owner of the property described in the previously recorded instrument  
☐ Other (Explain: \_\_\_\_\_)

A copy of the previously recorded instrument (in part or in whole) (☒) is / (☐) is not attached.

J.K. Coward, Jr.  
Signature of Affiant  
Print or Type Name: J.K. Coward, Jr.

\_\_\_\_\_  
Signature of Affiant  
Print or Type Name: \_\_\_\_\_

State of NC County of Jackson

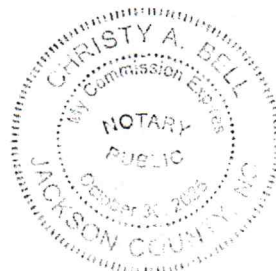
Signed and sworn to (or affirmed) before me, this the 16 day  
of September, 2025

My Commission Expires:

10/30/2025

Christy A. Bell  
Notary Public

(Affix Official/Notarial  
Seal)





Type: WARRANTY DEED  
Recorded: 9/11/2025 3:37:33 PM  
Fee Amt: \$776.00 Page 1 of 3  
Revenue Tax: \$750.00  
Jackson County, NC  
Shandra Sims Register of Deeds

BK 2404 PG 1212 - 1214



Sep - 11 2025 CB

This instrument prepared by:  
Kimberly R. Coward, a licensed  
North Carolina Attorney  
Coward, Hicks & Siler, P.A.  
Post Office Box 1918  
Cashiers, NC 28717

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon  
disbursement of closing proceeds.

Rev. \$750.00; improved; not primary residence  
PIN: 7562-79-5653; whole transfer

STATE OF NORTH CAROLINA

COUNTY OF JACKSON

WARRANTY DEED

THIS WARRANTY DEED is made this 11<sup>th</sup> day of September, 2025, by and between  
NCHMS LLC, a Florida limited liability company, of 7801 Causeway Boulevard North, Saint  
Petersburg, FL 33707, hereinafter referred to as "Grantor," and DARYL BLECKLEY and wife,  
AMY BLECKLEY, of 765 Nicholson Cove Road, Cullowhee, NC 28723, hereinafter referred to  
collectively as "Grantee." The terms grantor and grantee shall be used as neuter singular  
designation of the parties hereto, their personal representatives, heirs, successors and assigns.

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 Caney Fork Township,  
Jackson County, North Carolina, and more particularly described as follows:

BEING all of the same lands and other real property interests conveyed to Grantor herein by deed dated September 26, 2023, recorded in Book 2364, Page 987, Jackson County Registry, and described therein as follows:

**"TRACT ONE:**

**"BEGINNING** at a hickory in a hollow and runs up and with the hollow with old T.P. corn line as follows: South 52 deg. East 100 feet; South 54 deg. East 62 feet; South 61 deg. 30 min. East 135 feet to a stake in a hollow and on the east bank of old road; thence North 22 deg. East with the old Ferber Nicholson line, 312 feet to a stake; thence North 25 deg. West 85 feet to a stone set on the southeast side of Nicholson Cove Road; thence with said road as follows: North 49 deg. 30 min. West 68 feet; North 75 deg. West 48 feet; North 89 deg. 30 min. West 100 feet; South 64 deg. 30 min. West 30 feet; thence crossing road South 22 deg. 30 min. West 273 feet to the BEGINNING, containing 2.18 acres, more or less, as surveyed by H. F. Green on September 17, 1964.

**"EXCEPTING AND RESERVING** from this Deed, the lands and premises described in Deed recorded in Deed Book 366, page 305 from Edna D. Webb (widow) to Norman P. Almand and wife, Elizabeth Fay Almand, reference to which is hereby made for a more complete and accurate description as though fully set forth herein.

**"TRACT TWO:**

**"BEGINNING** on a set stone on the easterly side of State Road #1748, said stone located North 04 deg. 45 min. West of the Northeasterly corner of the L.W. Almand home, North 74 deg. 00 min. East of the Northwesterly corner of N.P. Almand's home and runs South 37 deg. 30 min. West 37.0 feet to a point in the center of State Road #1748; thence with said road for two calls North 02 deg. 30 min. West 25.5 feet to a point on road, said point located 24.6 feet, South 81 deg. 30 min. West of a set stone; thence North 31 deg. 00 min. West 30.2 feet to a point in the center of said Road#1748; thence South 60 deg. 00 min. East 45.0 feet to the point of BEGINNING, containing 685 square feet.

**"Subject to outstanding riparian rights of record."**

**TOGETHER WITH** all appurtenances and **SUBJECT TO** all restrictions, reservations and exceptions shown on the above-referenced plat and set forth in the above-referenced deed.

**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, subject to the reservations, exceptions and limitations contained herein.

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.

IN WITNESS WHEREOF, the Nonforeign Affidavit is given this \_\_\_\_ day August, 2025.

NCHMS LLC, a Florida limited liability company

By: [Signature]  
DON FRANKLIN, Manager

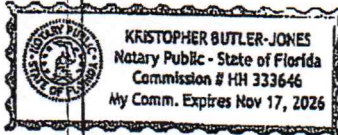
STATE OF Florida

COUNTY OF Pinellas

I, a Notary Public of Pinellas County and State aforesaid, do hereby certify that DON FRANKLIN, Manager of NCHMS, LLC, a Florida limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the company.

WITNESS my hand and official stamp or seal, this the 3<sup>rd</sup> day of September, 2025.

(SEAL)



K. Butler-Jones  
Notary Public

Kristopher Butler-Jones  
Printed Name of Notary

My Commission Expires: Nov. 17, 2026