

From: Shandra Sims <shandrasims@jacksonnc.org>
Sent: Thursday, October 9, 2025 11:12 AM
To: Angie Winchester; Kevin King; juliana@lancasterlawfirm.com; Micah Hedgepeth
Subject: Refund on Revenue

Good afternoon. Attached you will find an Affidavit of Correction for a refund on overpaid revenue of \$20. The deed was recorded in Book 2403 Page 1613 showing \$445 revenue but the affidavit states only \$425 should have been paid.

Neumann Law Office of Highlands recorded the original deed in August but Lancaster Law firm of Asheville recorded the Affidavit of Correction in October. After speaking with both firms, the refund will go to Neumann Law Office at PO box 2020, Highlands, NC 28741. I have copied both firms with this email.

Please schedule this in one of the commissioners' meetings. 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

Type: WARRANTY DEED
Recorded: 8/29/2025 11:45:28 AM
Fee Amt: \$471.00 Page 1 of 4
Revenue Tax: \$445.00
Jackson County, NC
Shandra Sims Register of Deeds

BK 2403 PG 1613 - 1616



Aug - 29 2025 CB

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$445.00

Parcel Identifier No.: 7547-81-0728

Mail after recording to: Gregory Allan Cothran,
418 Milk Sick Cove, Cullowhee, NC 28723

This instrument was prepared by: Lancaster Law Firm, PLLC,
189 East Chestnut Street, Asheville, NC 28801

This instrument was prepared by Zeno B. Lancaster, IV, a NC licensed attorney. Delinquent taxes, if any, are to be paid by the closing attorney to the County Tax Collector upon disbursement of the closing proceeds.

Brief Description from the Index:

THIS DEED made this 21 day of June, 2025, by and between

GRANTOR

Jacob Fancher and Weston Fancher, a married couple

P.O. Box 681
Cullowhee, NC 28723

GRANTEE

Gregory Allan Cothran, unmarried

418 Milk Sick Cove
Cullowhee, NC 28723

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

Submitted electronically by "The Neumann Law Office, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Jackson County Register of Deeds.

See Exhibit "A" Attached Hereto

The property herein described [] is or [x] is not the primary residence of the Grantors.

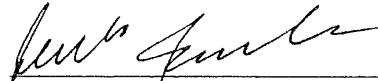
The property herein described was acquired by Grantor by instrument recorded in Book 2296, Page 1238, Jackson County Registry.

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: Subject to easements, restrictions, and rights of way of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.



Jacob Fancher

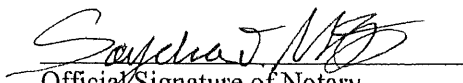


Weston Fancher

STATE OF NORTH CAROLINA
COUNTY OF Jackson

I, Saycha J. Negron, Notary Public, do hereby certify that Jacob Fancher and Weston Fancher personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 21 day of June, 2025.



Official Signature of Notary
My Commission Expires: 12-11-2028

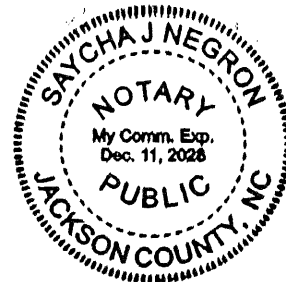


EXHIBIT "A"

BEING the identical property as set forth and conveyed from Thomas L. Whisler (unremarried widower of Chloe Whisler) to Adam Koonts and wife, Heather G. Koonts, by Deed dated August 8, 2020, which was recorded in Book 2273, Page 1222, Jackson County Public Registry, more specifically described as follows:

LOT 7:

BEING and COMPREHENDING Lot 7, containing 4.19 acres, more or less, as set forth and shown on a plat of survey, prepared by Roy J. Tucker, RLS, entitled "Property of Triple "C" Investments Club", dated 12/24/1974, which was recorded in Plat Cabinet 2, Slide 453, Jackson County Public Registry, reference to which is hereby made for a more complete description thereof.

EXCEPTED and RESERVED from the operation of this deed, however, the right to the use of the spring located on the lands hereinabove described, **TOGETHER WITH** the right to go upon the land, impound the flow of water, contain it in a reservoir and attach thereto underground pipelines and extend same to any lot shown on the map herein referred to, provided that the location of all of these facilities are so that they do not unreasonably interfere with the use and enjoyment of the Grantees herein, as set forth and recorded in Book 972, Page 465, Jackson County Public Registry.

SUBJECT TO the right to install lines to convey electric power and telephone lines over the property herein conveyed as long as such lines are installed close to the property lines of the property hereinabove described so as not to interfere with the use and enjoyment of the property over which such utilities are taken. The purpose of this reservation being to enable all lot owners to have necessary utilities. This reference is set forth and recorded in Book 972, Page 465, Jackson County Public Registry.

TOGETHER WITH and SUBJECT TO easements, road rights of way, water rights of way and restrictions, of public record, all incorporated herein by reference as if fully set forth herein. Also, subject to the ad valorem taxes for 2021 and all subsequent years.

SUBJECT TO the rights to the use of the roadways shown on the map herein referred to with appropriate rights of unobstructed ingress and regress for use and maintenance of said roadway. Said road rights to be perpetual, assignable, and run with the land.

There shall be no house trailers or mobile homes on the lands herein conveyed. This is a restriction of the use of the lands and shall be binding on the Grantees, their heirs, and assigns.

LOT 16:

BEING and COMPREHENDING Lot 16, containing 2.46 acres, more or less, as set forth and shown on a plat of survey, prepared by Roy J. Tucker, RLS, entitled "Property of Triple "C" Investments Club", dated 12/24/1974, which was recorded in Plat Cabinet 2, Slide 453, Jackson County Public Registry, reference to which is hereby made for a more complete description thereof.

SUBJECT TO the rights to the use of the roadways shown on the map herein referred to with appropriate rights of unobstructed ingress and regress for use and maintenance of said roadway. Said road rights to be perpetual, assignable, and run with the land.

TOGETHER WITH and SUBJECT TO those water rights and pipeline easements as set forth and recorded in Book 550, Page 100, Jackson County Public Registry.

TOGETHER WITH and SUBJECT TO easements, road rights of way, water rights of way and restrictions, of public record, all incorporated herein by reference as if fully set forth herein. Also, subject to the ad valorem taxes for 2021 and all subsequent years.

SUBJECT TO the right to install lines to convey electric power and telephone lines over the property herein conveyed as long as such lines are installed close to the property lines of the property hereinabove described so as not to interfere with the use and enjoyment of the property over which such utilities are taken. The purpose of this reservation being to enable all lot owners to have necessary utilities. This reference is set forth and recorded in Book 550, Page 100, Jackson County Public Registry.

There shall be no house trailers or mobile homes on the lands herein conveyed. This is a restriction of the use of the lands and shall be binding on the Grantees, their heirs, and assigns.

BEING all of that certain property conveyed to Jacob Fancher and spouse, Weston Fancher on March 24, 2021 in a Deed recorded at Deed Book 2296, Page 1238 at the Jackson County, North Carolina Registry.

TOGETHER WITH and SUBJECT TO the terms of that certain Consent Judgement (See Jackson Country Clerk of Superior Court file 78-CVS-85) for road right of way from State Road 1157 (Cullohwee Mountain Road) dated May 25, 1982 and recorded in Book 541, Page 557, Jackson County Registry.

Tax Parcel Number: 7547-81-0728

Property Address: 418 Milk Sick Cove, Cullowhee, NC 28723

BK 2406 PG 367 - 368

STATE OF NORTH CAROLINA

COUNTY OF JACKSON

**AFFIDAVIT REGARDING TYPOGRAPHICAL
OR OTHER MINOR ERROR IN PREVIOUSLY
RECORDED INSTRUMENT
(Pursuant to N.C.G.S. sec. 47-36.1)**

Prepared by: Zeno B Lancaster, IV

Return after recording to 189 E Chestnut St, Asheville, NC 28801

Before me, the undersigned authority, personally appeared Zeno B Lancaster, IV Affiant, who, after being by me first duly sworn, deposes and says as follows:

1. That a written instrument, prepared and recorded by Affiant's law firm, the instrument more particularly described below, has heretofore been recorded in the Register of Deeds of JACKSON County, North Carolina.

A. Description of Instrument: General Warranty Deed

B. Date of instrument: August 29, 2025

C. Parties to instrument: Jacob Fancher and Weston Fancher (Grantors) and Gregory Allan Cothran (Grantee)

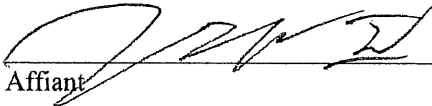
D. Recording information of instrument: Book 2403, Page 1613.

2. That the Instrument contains the following described error: The Excise Tax was incorrectly stated on the document as \$445.00.

3. That the following is the correct information to give notice of the error: The proper Excise Tax amount for the Deed is \$425.00.

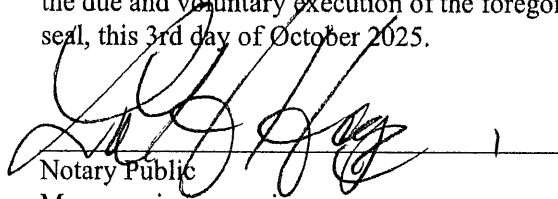
4. This Affidavit is prepared, executed and recorded, pursuant to North Carolina G.S. 47-36.1, for the purpose of giving notice of the error in the instrument pursuant to the statute.

This 3rd day of October, 2025.

 Seal
Affiant

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, the undersigned, a Notary Public in and for the County and State aforesaid, hereby certify that Zeno B Lancaster, IV personally known to me, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit. Witness my hand and official stamp or seal, this 3rd day of October 2025.


Notary Public
My commission expires: _____

(STAMP OR SEAL)

