

From: Shandra Sims <shandrasims@jacksonnc.org>
Sent: Tuesday, October 14, 2025 3:19 PM
To: Angie Winchester
Subject: refund on revenue (again)
Attachments: bk 2406 pg 1158.pdf; bk 2406 pg 1542.pdf

Good afternoon. Attached you will find an Affidavit of Correction for a refund on overpaid revenue of \$3120. The deed (book 2406 page 1158) shows \$3900 revenue but the Affidavit of Correction (book 2406 page 1542) states only \$780 should have been paid.

Neumann Law Office of Highlands prepared the deed but Coward Hicks & Siler of Franklin recorded the Affidavit of Correction. The refund will go to Coward Hicks & Siler at 43 West Main Street, Franklin, NC 28734.

Please schedule this in one of the commissioners' meetings. Please let me know when that may be. 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

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Type: WARRANTY DEED
Recorded: 10/13/2025 1:10:53 PM
Fee Amt: \$3,926.00 Page 1 of 4
Revenue Tax: \$3,900.00
Jackson County, NC
Shandra Sims Register of Deeds

BK 2406 PG 1158 - 1161



Oct - 13 2025 KH

WARRANTY DEED

Revenue: \$3,900.00

Delinquent taxes, if any, to be paid by closing attorney to the
County Tax Collector upon disbursement of closing proceeds.

This is not the Primary Residence of Grantor

THIS INSTRUMENT PREPARED BY
Micah Hedgepeth
The Neumann Law Office, PLLC
460 Dillard Road
Highlands, NC 28741

RETURN TO:
Orville Coward
Coward, Hicks & Siler P.A.
43 West Main Street
Franklin, NC 28734

Parcel ID No: 7550-41-5678 (Macon)
7550-41-5530 (Macon)
7550-41-4685 (Jackson)
7550-41-6619 (Jackson)

STATE OF NORTH CAROLINA
COUNTY OF MACON & JACKSON

THIS WARRANTY DEED is made this 7th day of October, 2025 by and between
MARIO DePINTO and wife, **LISA DePINTO** (hereinafter referred to in the neuter singular as
"GRANTOR") and **HENRY F. CROMWELL** and wife, **KATHLEEN CROMWELL** of 915
N. Alt. A1A, Jupiter, FL 33477 (hereinafter referred to in the neuter singular as "the
GRANTEE");

Submitted electronically by "Coward, Hicks & Siler, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Jackson County Register of Deeds.

WITNESSETH:

THAT the said 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 Highlands Township, Macon County, North Carolina and Cashiers Township, Jackson County, North Carolina, and more particularly described therein as follows:

TRACT ONE:

BEING Lot 1, containing 1.60 acres, Sagee Mountain Development, as shown on a survey map by L. Stephen Foster, PLS, dated September 4, 2025, Drawing Number F159-49, and recorded in Plat Card _____, Macon County Registry and in Plat Cabinet 27, Slide 535, Jackson County Registry, to which reference is hereby made for a full and complete description.

Being all the same lands and premises, together with all easements, rights of way, and appurtenances thereunto appertaining, as are described in that certain Deed recorded in Book C-41, Pages 1349 - 1351, Macon County Registry, to which reference is specifically made.

For further source of title see those certain Deeds recorded in Book Z-36, Pages 579 – 581, Macon County Registry, and Book I-32, Pages 1006 – 1007, Macon County Registry, to which reference is specifically made.

As a permanent appurtenance to Tract One, Grantor further conveys unto Grantee an easement and right of way for roadway upon the "RIGHT-OF- WAY OVER EXISTING DRIVE" as reserved in the deed recorded in Book H-31, Pages 260-263, Macon County Public Registry, Macon County Public Registry.

Subject to the right of way of Bowery Road (State Road 1604).

Subject to easements for existing roadways and utility lines and facilities, to restrictions of record, and to applicable land use laws and ordinances.

TRACT TWO:

Being Lot 1-B, Sagee Mountain Development, containing 0.75 acres, as shown on a survey map by L. Stephen Foster, PLS, dated September 4, 2025, Drawing Number F159-49, and recorded in Plat Card _____, Macon County Registry and in Plat Cabinet 27, Slide 535, Jackson County Registry, to which reference is hereby made for a full and complete description.

Being all the same lands and premises, together with all easements, rights of way, and appurtenances thereunto appertaining, as are described in that certain Deed recorded in Book A-42, Pages 1087 - 1089, Macon County Registry, to which reference is specifically made.

For further source of title see that certain Deed recorded in Book Z-36, Pages 582 – 584, Macon County Registry, to which reference is specifically made.

As a permanent appurtenance to Tract One and Tract Two, Grantor further conveys unto Grantee the right to use in common with all others who now or may in the future acquire the right to use the same, and this conveyance is made subject to, an easement and right of way for roadway 60' in width upon Split Rail Road as shown on the above mentioned recorded survey map, together with the extension thereof to Bowery Road (State Road 1604).

Subject to the right of way of Bowery Road (State Road 1604).

Subject to easements for existing roadways and utility lines and facilities, to restrictions of record, and to applicable land use laws and ordinances.

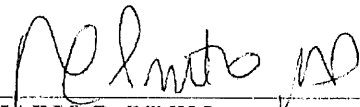
[signature and notary on following page]

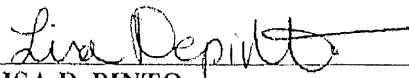
TO HAVE AND TO HOLD the above described lands and premises, together with all appurtenances thereunto belonging, or in anywise appertaining, unto the Grantee, its heirs, successors, administrators, and assigns forever, but subject always, to the limitations set out above.

AND the said Grantor, covenants to and with said Grantee, its heirs, successors, administrators, and assigns that it is lawfully seized in fee simple of said lands and premises, and has full right and power to convey the same to the Grantee in fee simple (but subject, however, to the limitations set out above) and that said lands and premises are free from any and all encumbrances, except as set forth above, and that it will, and its heirs, successors, administrators, and assigns shall forever warrant and defend the title to the same lands and premises, together with the appurtenances thereunto appertaining, unto the Grantee, its heirs, successors, administrators, and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal.

GRANTOR:

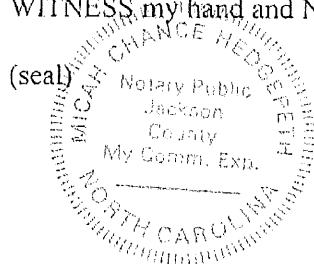
 (SEAL)
MARIO DePINTO

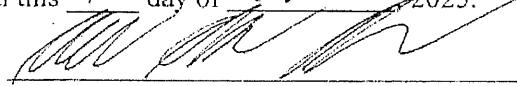
 (SEAL)
LISA DePINTO

STATE OF North Carolina
COUNTY OF Macon

I, a Notary Public of Jackson County and State aforesaid certify that **MARIO DePINTO** and wife, **LISA DePINTO** personally appeared before this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial seal this 7th day of October 2025.




Notary Public
Micah Chance Hedgepeth
Printed Name of Notary

My Commission Expires: August 15, 2026

Type: AFFT
Recorded: 10/14/2025 2:55:03 PM
Fee Amt: \$26.00 Page 1 of 2
Jackson County, NC
Shandra Sims Register of Deeds

BK 2406 PG 1542 - 1543

DOCUMENT COVER SHEET AFFIDAVIT OF CORRECTION

Submitted electronically by "Coward, Hicks & Siler, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Jackson County Register of Deeds.

AFFIDAVIT OF CORRECTION OF TYPOGRAPHICAL OR OTHER MINOR ERROR
[N.C.G.S. 47-36.11]

Prepared by: Orville D. Coward Jr., Attorney at Law, Franklin, NC 28734

Each undersigned Affiant, jointly and severally, being first duly sworn, hereby swears or affirms that the Warranty Deed recorded on October 13, 2025 in Book 2406 Page 1158-1161, Jackson County Registry, by and between Mario DePinto and wife, Lisa DePinto, to Henry F. Cromwell and wife, Kathleen Cromwell contained the following typographical or other minor error:

The required Revenue Stamps to be paid in Jackson County for this conveyance should have been \$780.00 based on a purchase price of \$390,000.00.

Affiant makes this Affidavit for the purpose of giving notice correcting the above-described instrument as follows:

The required Revenue Stamps for the conveyance described above are \$780.00.

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

- ☐ Drafter of original instrument being corrected
☒ Closing attorney for transaction involving instrument being corrected
☐ Attorney for grantor/mortgagor named above in instrument being corrected
☐ Owner of the property described in instrument being corrected

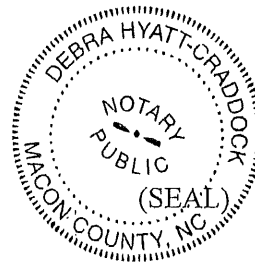
Other (Explain: _____)

A copy of the original instrument (in part or in whole) (X) is / () is not attached.

Orville D. Coward Jr.
Signature of Affiant

Print or Type Name: Orville D. Coward, Jr.

State of North Carolina
County of Macon



Signed and sworn to (or affirmed) before me, this the 14th day of October, 2025,
My Commission Expires: 5-9-2029

Debra Hyatt-Craddock
Notary Public