

NORTH CAROLINA GENERAL WARRANTY DEED

Revenue: Exempt (G.S. §105-228.28)
Portions of Jackson County PIN#:
7640-68-3236 and 7640-67-2679

Prepared By: Heather C. Baker
Jackson County Attorney
401 Grindstaff Cove Rd Suite A212
Sylva, NC 28779

Return to: Jackson County, Office of the County Manager

THIS GENERAL WARRANTY DEED, made and entered into this the ____ day of _____, 2018, by and between THE TRUSTEES OF SOUTHWESTERN COMMUNITY COLLEGE, formerly known as the Trustees of Southwestern Technical Institute, a Body Corporate with a mailing address of 447 College Drive, Sylva, NC 28779, (“Grantor”); and JACKSON COUNTY, a body politic and subdivision of the State of North Carolina, having its principal office located at 401 Grindstaff Cove Road, Suite A207, Sylva, NC 28779 (“Grantee”);

WITNESSETH:

WHEREAS, the Grantor is the owner of that property described hereinbelow, which is designated for a new Health Sciences Building (the “Property”); and

WHEREAS, Southwestern Community College is an educational institution dedicated primarily to the educational needs of the local community and serves Jackson County and is not a

for-profit corporation; and

WHEREAS, the North Carolina Community College System approved the transfer of the Property to Grantee by letter dated September 24, 2018 and the State Board of Community Colleges at a meeting held in the City of Raleigh, North Carolina on the 19th day of October 2018, approved this conveyance and acquisition by Grantee retroactively; and

WHEREAS, at its regular meeting of December 17, 2018, the Jackson County Board of Commissioners duly considered and unanimously accepted the conveyance of the Property, described below, for purposes of obtaining financing for the construction of the Health Sciences Building.

WITNESSETH that the Grantor, in consideration of the public purposes expressed herein to be carried out by the Grantee, hereby grants, bargains, sells, transfers and conveys and by these presents does transfer and convey to the Grantee, its successors and assigns, in fee simple, all that certain tract or parcel of land in Webster Township, Jackson County, State of North Carolina, being more particularly described as follows:

BEING AND COMPREHENDING all of that tract containing .885 acres shown on a survey entitled Southwestern Community College, prepared by R Joel Johnson of Joel Johnson Land Surveying, Inc., dated February 16, 2018, and recorded in Plat Book 22, Slide 890 in the Office of the Register of Deeds, Jackson County, North Carolina and being a portion of the lands described in and conveyed by the Quitclaim Deed from the State of North Carolina and the County of Jackson to Southwestern Community College recorded in Book 1834, Page 769 Jackson County Public Registry and a portion of the lands described in and conveyed by the Deed from the County of Jackson to the Trustees of Southwestern Technical Institute recorded in Book 336, Page 97 Jackson County Public Registry.

This conveyance is made Together With a 30' Easement to NCDOT Success Avenue for purposes of ingress, egress and regress and shown as Proposed 30' Easement on the above-referenced recorded survey. This conveyance is further made Together With and Subject to all easements and right of ways of record, existing on the ground or as shown on the above-referenced recorded survey.

The above-referenced parcel of property is not the primary residence of the Grantor.

TO HAVE AND TO HOLD the parcel of property described herein and all privileges and appurtenances thereto belonging to the Grantee, its successors and assigns, 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 together with and subject to the exceptions listed above.

IN WITNESS WHEREOF, the Grantor has hereunto caused this instrument to be signed in its corporate name by its duly authorized officers the day and year first above written.

The Trustees of Southwestern Community College

By: _____(SEAL)
Terry Bell, Chairman, Board of Trustees

STATE OF NORTH CAROLINA
COUNTY OF JACKSON

I, _____, a Notary Public of the aforesaid County and State, do hereby certify that Terry Bell, Chairman, The Trustees of Southwestern Community College personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and NOTARIAL SEAL, this the _____ day of _____, 2018.

Notary Public
My Commission Expires _____

(NOTARIAL SEAL)