NORTH CAROLINA QUITCLAIM DEED

Excise Tax: $0.00

Parcel Identifier No. ____________ Verified by ____________ County on the __ day of ____________, 20__

By: ____________

Mail/Box to: Pavey Law Firm, 33 Dillsboro Road, Sylva, NC 28779

This instrument was prepared by: Heather C. Baker, Jackson County Attorney

Brief description for the Index: Gap Area .001 Acres

THIS DEED made this ____________ day of February, 2019, by and between

<table>
<thead>
<tr>
<th>GRANTOR</th>
<th>GRANTEE</th>
</tr>
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<tbody>
<tr>
<td>COUNTY OF JACKSON, A BODY POLITIC AND A SUBDIVISION OF THE STATE OF NORTH CAROLINA 401 Grindstaff Cove Road, Sylva, NC 28779</td>
<td>1609 EAST MAIN STREET, LLC, A North Carolina limited liability company 1609 East Main Street Sylva, NC 28779</td>
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</table>

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, have remised and released and by these presents do remise, release, and forever quitclaim into the Grantee and its heirs and assigns all right, title, claim, and interest of the said Grantors in and to a certain tract or parcel of land lying and being in Sylva Township, Jackson County, North Carolina and more particularly described as follows:

Being the .001 Acres (393.25 Sq Feet) identified as Apparent Gap and shown on the survey map entitled “John Edwards” by Joel Johnson Land Surveying, Inc., dated January 7, 2019, recorded in Plat Cabinet _____, Slide ________, Jackson County Public Registry to which reference is hereby made for a full and complete description.

This transaction was authorized by Resolution of the Jackson County Board of Commissioners on February 20, 2019 at its regularly scheduled meeting after first being approved by Resolution of the Jackson County Board of Education, Leaseholder, on the 27th day of November, 2018.
The property hereinabove described was acquired by Grantor by instrument recorded in Book _______ page __________.

All or a portion of the property herein conveyed __ includes or ___ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book ______________ page __________.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee and its assigns free and discharged from all right, title claim or interest of the said Grantors or anyone claiming by, and through or under them.

[SIGNATURES ON FOLLOWING PAGE]
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

COUNTY OF JACKSON, A BODY POLITIC AND A
SUBDIVISION OF THE STATE OF NORTH CAROLINA

By: __________________________ (SEAL)
BRIAN THOMAS MCMAHAN, CHAIRMAN

ATTEST:

By: __________________________
ANGELA M. WINCHESTER, CLERK TO THE BOARD

______________________________________________________________
State of North Carolina - County Jackson

I, the undersigned Notary Public of the County of ________________ and State aforesaid, has personal knowledge of the identity of Angela M. Winchester, and hereby certifies that said Angela M. Winchester, Clerk to the Board, personally appeared before me this day and acknowledged that she is Clerk to the Board of Commissioners of County of Jackson and that Brian Thomas McMahan is the Chairman of the Board of Commissioners of Jackson County, and that by authority duly given and as the act of the County of Jackson, the foregoing instrument was signed in its name by said Chairman, sealed with its official seal, and voluntarily attested to by herself as its Clerk as the act and deed of the County of Jackson, all by its authority duly given by its governing body. Witness my hand and Notarial stamp or seal this _____ day of ________________________, 2019.

My Commission Expires: __________________________
(Affix Seal)

____________________________________  Notary Public
0.001 Acres
(393.25 Sq ft)
As Calculated by Coordinate Computations

Jackson County -
Parcel No. 00-000-000-0005
Valleymont Rd., Shenandoah

Prepared By:  Johnson Land Surveying, Inc.

Showing:  John Edwards

This document originally signed and sealed by
R. J. Mounton, R.S., 10-25-2010
This record shall be considered a certified document.
RESOLUTION BY THE
JACKSON COUNTY BOARD OF EDUCATION

NOW COMES the JACKSON COUNTY BOARD OF EDUCATION ("Board"), on this the 27th day of November 2018, and, in a duly called public meeting with a quorum present, hereby resolves the following:

WHEREAS, the Board has a current leasehold and reversionary interest in the real property described in Deed Book 1074 Page 554 in the Jackson County Registry ("Property");

WHEREAS, the Property is currently owned by the County of Jackson ("County") and is serving as a security interest for the financing agreement for the improvements made to Smoky Mountain High School ("SMHS");

WHEREAS, the Property shares a common property boundary line with the real property described in Deed Book 1904 Page 128 in the Jackson County Registry, the location of John V. Edwards, DDS PA, a dental practice located along 1609 East Main Street ("Dental Property");

WHEREAS, Mr. Edwards has expressed a desire to the County to make future improvements to the Dental Property. As a result thereof, Mr. Edwards commissioned a survey for the Dental Property ("Survey"). A copy of the Survey is attached hereto as Exhibit A;

WHEREAS, the Survey revealed two things: a) there is an apparent gap between what is believed to be the Property’s western property boundary line and the Dental Property’s eastern property boundary line ("Gap Area"); and 2) a portion of a small building owed by Mr. Edwards encroaches in the Gap Area;

WHEREAS, based on a review of other surveys, including the survey used by the County for the financing agreement for SMHS, the Board nor the County has ever acknowledged that it owned the property in the Gap Area and instead, has operated as if the Property’s western boundary line is the more eastern, triangular shaped boundary line;

WHEREAS, the Board does not use currently use, nor has it ever used, the property in the Gap Area;

WHEREAS, Mr. Edwards has expressed a desire to have clear title to the Gap Area and establish an agreed upon property boarder for the Property and the Dental Property; and

WHEREAS, because the Board has a reversionary interest in the Property; the County cannot divest any part of the Property, included the disputed Gap Area, without the Board’s permission.

NOW, THEREFORE, be it resolved that the Board hereby agrees that the boundary line for the Property and the Dental Property should be the triangular boundary line east of the Gap Area and the County is authorized to issue a quick claim deed to Mr. Edwards evidencing the same.
BE IT RESOLVED, this the 27th day of November 2018.

[Signature]
Alison Laird-Large
Chair