



Jul - 26 2022 CC

**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. \$136.00; unimproved; not primary residence  
PIN: 7553-85-7690; whole transfer**

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STATE OF NORTH CAROLINA

COUNTY OF JACKSON

WARRANTY DEED

THIS WARRANTY DEED is made this 26th day of July, 2022, by and between TONI L. GERTNER, Trustee of the Aronson Gertner Trust dated September 24, 2021, of 4255 S. Olive Street, Unit 12, Denver, CO 80237, hereinafter referred to as "Grantor," and MILLER DEMPSEY PROPERTIES, LLC, a Georgia limited liability company, of 4715 Dan Ford Court, Cumming, GA 30028, 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 Hamburg Township, Jackson County, North Carolina, and more particularly described as follows:

BEING ALL of Lot 34, BRIDGE CREEK, containing 2.22 acres, as shown on a plat thereof prepared by W. Edward Hall, L.S., dated August 15, 2005, and recorded in Plat Cabinet 14, Slide 202, Jackson County Registry, to which reference is specifically made.

ALSO BEING all of the same lands as described in that certain deed recorded in Book 2323, Page 1159, Jackson County Registry, to which reference is specifically made.

TOGETHER WITH a non-exclusive right-of-way over the existing subdivision access roads shown on the above-referenced plat for purposes of ingress and egress between subject property and N.C.S.R. 1148 (Knob Creek Road) and N.C.S.R. 1145 (North Norton Road).

SUBJECT TO the "ACCESS DRIVE EASEMENT AREA FOR USE BY LOT 35" for the purpose of constructing, maintaining, repairing and/or replacing a driveway between Knob Creek Road and Lot 35, as shown on the above-referenced plat and as reserved in the deed recorded in Book 1527, Page 723, Jackson County Registry, to which reference is specifically made

SUBJECT TO that certain Declaration of Protective Covenants and Restrictions for Bridge Creek recorded in Book 1413, Page 618 and amended in Book 1923, Page 52, Jackson County Registry, to which reference is specifically made, together with any and all amendments and/or supplements thereto of public record.

In accepting this conveyance, the Grantee herein acknowledges that membership in Bridge Creek Association, Inc., is an appurtenances to the property hereinabove conveyed, that the benefits and burdens of such membership cannot be severed from the fee to which they are appurtenant, and that said benefits and burdens shall run perpetually with the land

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.

Title to the property hereinabove described is conveyed subject to the following exceptions:

Exceptions and reservations contained in this deed and/or in instruments referenced herein.

Easements and rights-of-way for public and private roads and utilities, of public record.

Lien of ad valorem taxes for the current year and subsequent years, not yet due and payable.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal, the day and year first above-written.

*Toni L. Gertner* (SEAL)  
TONI L. GERTNER, Trustee of the Aronson  
Gertner Trust dated September 24, 2021

STATE OF Colorado

COUNTY OF Arapahoe

I, a Notary Public of Arapahoe County and the State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: TONI L. GERTNER, Trustee of the Aronson Gertner Trust dated September 24, 2021.

DATE: 07/22/2022

(OFFICIAL SEAL)

SANDESH REGMI  
Notary Public  
State of Colorado  
Notary ID # 20214044035  
My Commission Expires 11-08-2025

*Regmi*  
Notary Public

Sandesh Regmi  
(Printed Name of Notary)

My Commission Expires: 11/08/2025