

APPROVED BY THE TAX ASSESSOR

TO BE RECORDED IN THE  
MITCHELL COUNTY REGISTER  
OF DEEDS OFFICE

Date: Jun 21st, 18 Blair Hyder

Mitchell County

Date: 06/21/2018

PIN: 0847-00-18-2383

Taxes Paid Thru: 2017

By: Brian Garland

**2018001045**

MITCHELL COUNTY NC FEE \$26.  
STATE OF NC REAL ESTATE EXT  
**\$298.00**  
PRESENTED & RECORDED  
06/21/2018 01:16:21 PM

**KATHY LAWS**  
REGISTER OF DEEDS  
BY: LORI PITMAN  
DEPUTY

**BK: RE 592**  
**PG: 223 - 225**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 298.00

Parcel Identifier No. 0847 00 18 2384 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: Robert A Phillips, Robert A. Phillips, P. O. Box 995, Burnsville, NC 28714

This instrument was prepared by: Robert A. Phillips, P. O. Box 995, Burnsville, NC 28714

Brief description for the Index: 6.673 Acres, Harrell Township, Mitchell County, NC

THIS DEED made this 18th day of June, 2018, by and between

**GRANTOR**

Daniel Paul Kosse and wife Lianne Kosse  
197 Pine Way  
Dallas, Texas 30157-4669

**GRANTEE**

Bobbie Jo Coulter  
52 Elk Wallow Mountain Road  
Bakersville, NC 28714

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of \_\_\_\_\_, \_\_\_\_\_ Harrell \_\_\_\_\_ Township, \_\_\_\_\_ Mitchell \_\_\_\_\_ County, North Carolina and more particularly described as follows:

See EXHIBIT A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 360 800  
520 page 359.  
All or a portion of the property herein conveyed X 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 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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: \_\_\_\_\_ (\*\* Daniel Paul Kosse (SEAL) a Name: Daniel Paul Kosse)

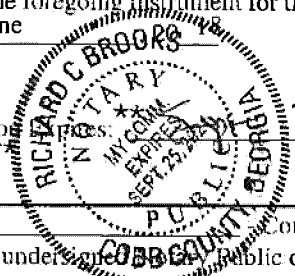
Print/Type Name & Title: \_\_\_\_\_ (\*\* Lianne Kosse (SEAL) Name: Lianne Kosse)

By: \_\_\_\_\_ (SEAL) Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL) Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

State of Georgia - County or City of \* Acworth  
I, the undersigned Notary Public of the County or City of \* Acworth and State aforesaid, certify that Daniel Paul Kosse and wife Lianne Kosse personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 18th day of June

My Commission Expires: 25 2021 (\*\* Richard C Brooks (Affix Seal) Notary Public Notary's Printed or Typed Name



State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_ Notary Public (Affix Seal) Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that \_\_\_\_\_ he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, \_\_\_\_\_ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_ Notary Public (Affix Seal) Notary's Printed or Typed Name

### SCHEDULE "A"

BEGINNING on an iron pipe or pin set, said beginning point being located South 80 degrees 54 minutes 31 seconds West 3478.06 feet from U.S.F.S. Aluminum Monument, Cor. 14, TR P-53, 1978, and runs thence South 80 degrees 54 minutes 31 seconds West 360.85 feet to an iron pipe or pin set; thence, South 24 degrees 03 minutes 31 seconds West 469.88 feet to an iron pipe or pin set; thence, South 11 degrees 01 minutes 33 seconds East 501.59 feet to an iron pipe or pin set; thence, South 11 degrees 01 minutes 33 seconds East 35.57 feet to a spike or nail set in a private asphalt road; thence, running with a private asphalt road the following eight (8) courses and distances: (1) North 46 degrees 27 minutes 18 seconds East 48.93 feet; (2) North 53 degrees 10 minutes 57 seconds East 56.00 feet; (3) North 66 degrees 32 minutes 34 seconds East 55.27 feet; (4) North 74 degrees 31 minutes 09 seconds East 82.45 feet; (5) North 61 degrees 58 minutes 15 seconds East 53.18 feet; (6) North 24 degrees 43 minutes 50 seconds East 46.03 feet; (7) North 7 degrees 25 minutes 00 seconds West 32.96 feet; and (8) North 4 degrees 55 minutes 56 seconds West 30.12 feet to a spike or nail set in a private asphalt road; thence, north 11 degrees 01 minute 08 seconds West 62.80 feet to an iron pipe or pin set; thence, North 11 degrees 01 minutes 08 seconds West 206.65 feet to an iron pipe or pin set; thence, North 24 degrees 03 minutes 31 seconds East 556.41 feet to the point and place of BEGINNING, containing 6.673 acres and being more particularly described according to a plat of survey entitled "Surveyed For: DANIEL KOSSE and wife, LIANNE KOSSE" by Jim Hughes and Associates, P.A. RLS #L-3515 dated September 3, 2002 and being Job File No. 02083-B391.

Also conveyed herein is a right-of-way from the herein described tract of land to the state maintained road across presently existing subdivision access roads.

Deed Reference: Deed Book 360, Page 800, Mitchell County, NC Registry.