



2011008160

MACON CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$610.00

PRESENTED & RECORDED
12-09-2011 03:53:03 PM

TODD RABY
REGISTER OF DEEDS
BY: TODD RABY
REGISTER

BK: CRP R-34
PG: 1506-1509

WARRANTY DEED

Revenue \$610.00

This instrument prepared by: Joseph M. Collins, a licensed North Carolina attorney
Return To: COLLINS & HENSLEY, P.A.
217 Iotla Street
Franklin, North Carolina 28734

Grantees' permanent mailing address: DONALD W. CARRINGER and wife,
BELINDA S. CARRINGER
2311 Jack Cabe Road
Franklin, NC 28734



PIN # 7525391412 portion

STATE OF NORTH CAROLINA
COUNTY OF MACON



THIS DEED, made this the 5th day of December, 2011, by and between

TIMOTHY J. RYAN and wife, IVANOVA RYAN, Grantor, and DONALD W.

CARRINGER and wife, BELINDA S. CARRINGER, Grantee; whether one or more; the

neuter gender shall be deemed to include the masculine and feminine and the singular number the plural, and vice versa;

WITNESSETH, That Grantor, in consideration of Ten Dollars and other valuable consideration, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, and convey unto Grantee, and his heirs, successors, and assigns, a certain tract or parcel of land in Millshoal Township, Macon County, North Carolina, being more particularly described as follows:

BEING that certain 6.06 acre tract as shown on the survey prepared by Danny J. Parris, Professional Land Surveyor, entitled DONALD & BELINDA CARRINGER, dated 21 November 2011, drawing number #642, and subsequently being recorded on Plat Card # 7076, Macon County Land Registry, to which reference is hereby made for a more complete description.

Grantors further convey unto Grantees, their heirs and assigns, the right to use in common with Grantors, their heirs and assigns, and all others who now have or may hereafter acquire the right to use the same, those certain existing roadways as shown on the above referenced plat, the centerline thereof being a portion of which forms the northern boundary of subject property, and the continuation thereof to the intersection with State Road No. 1521.

EXHIBIT A

“Grantors further convey unto Grantees the continued right and easement to obtain water from a well on the property retained by Grantor herein for domestic purposes for one single family residence, using the existing underground pipe for the conveyance of said water, to go upon said lands whenever the same is reasonably necessary for the purpose of inspecting, maintaining, and repairing said pipeline and spring system.

That Grantees shall be responsible for the maintenance of its’ pipeline from the property line to the connection at its’ residence. That all other costs associated with the maintenance and repair of the well and pump system, and operating expense of the well and/or pump, shall be prorated accordingly between the parties.

That this conveyance of water rights shall run with the land of the parties hereto.”

SUBJECT to the water/well rights and obligations as described in the deed from Grantors herein to William Fry and wife, Dorothy Fry dated 23 October 2009 and recorded in Deed Book J-33, Pages 141-143, Macon County Land Registry, more particularly described therein as shown on attached "EXHIBIT A". Subject to easements for existing roadways and utility lines and facilities, to restrictions of record, and to applicable land use laws and ordinances.

The property hereinabove described was acquired by Grantors by instrument recorded in Deed Book L-27, Pages 786-787, Macon County Land Registry.

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

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging, or in anywise thereunto appertaining, unto the Grantee, and his heirs, successors and assigns, to their only use and behoof, in fee simple forever, subject to those exceptions, reservations, and limitations following the description hereinabove set forth.

And the Grantor covenants with Grantee, his heirs, successors and assigns, that he is seized of said premises in fee, and has the right to convey the same in fee simple; that the same are free and clear from all liens and encumbrances and that he will warrant and defend the said title to the same against the lawful claims of all persons whomsoever, subject to those exceptions, reservations, and limitations following the description hereinabove set forth.

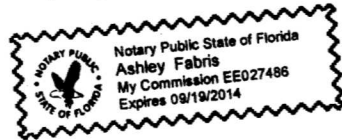
IN TESTIMONY WHEREOF, Grantor has set his hand and seal, the day and year first above written.

 (SEAL)
TIMOTHY J. RYAN

STATE OF FLORIDA
COUNTY OF Palm Beach

I, a Notary Public of the County and State aforesaid, certify that TIMOTHY J. RYAN personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 5 day of December, 2011.

(SEAL)



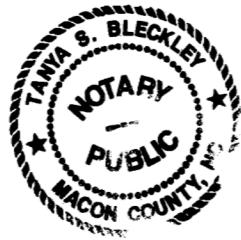

Notary Public
My Commission Expires: 9/19/14

Ivanova Ryan (SEAL)
IVANOVA RYAN

STATE OF NORTH CAROLINA
COUNTY OF MACON

I, a Notary Public of the County and State aforesaid, certify that IVANOVA RYAN personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 5th day of December, 2011.

(SEAL)



Tanya S. Bleckley
Notary Public
My Commission Expires: 6-5-16