

BK: CRP L-40
PG: 2345 - 2347

RECORDED:

12/15/2020

03:54:20 PM

ASSISTANT

BY: JANA SMITH

2020010069

MACON COUNTY, NC

TODD RABY

REGISTER OF DEEDS

NC FEE \$26.00

STATE OF NC

REAL ESTATE

EXTX \$40.00

WARRANTY DEED

Delinquent taxes if any, to be paid by the closing attorney to the county tax collector upon disbursement of the closing proceeds.

Parcel Identification Number 7502-98-2613

This property was not the primary residence of the Grantor.

Revenue Stamps \$40.00

MACON COUNTY

12-15-2020 03:32:03 TM

TAX COLLECTOR'S OFFICE

This instrument prepared by:

Law Offices of Kenneth W. Fromknecht, II

29 Iotla Street

Franklin, NC 28734

Return to:

Smith & Morgan Law, PA

240 Skyland Drive

Sylva, NC 28779



MR

NORTH CAROLINA

MACON COUNTY

THIS DEED made this December 4, 2020, by and between PAUL PERRYMAN and wife, JANIS LYNN PERRYMAN, whose address is 120 Tara Lakes Drive West, Boynton Beach, FL 33436, GRANTOR, and JEFFREY ALLEN NOETH and wife, SHELBY MILLER NOETH, whose address is 404 Salix Lane, Macon, GA 31216, GRANTEE. 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 or parcel of land situated in or near the Town of Franklin, Ellijay Township, Macon County, North Carolina, and more particularly described as follows:

Being all of the lands, tenements, easements and appurtenances conveyed by that Deed dated October 28, 1996, from John R. Barney and wife, Dorthella Barney to Paul Perryman and wife Janis Lynn Perryman, recorded at Book Q-21, Page 2167, Macon County Registry, and being more particularly described therein as follows:

submitted electronically by "Smith & Morgan Law, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Macon County Register of Deeds.

“Being Plot No. Thirteen (13) of Nickajack acres, as surveyed by J. Frank Shope, Surveyor, in January – July, 1961, and as shown by plat thereof made by Jack Blevins Jr., July 1961, which plat is of record in the Office of the Register of Deeds for Macon County, North Carolina, in Plat Book 2, at page 15, and is hereby referred to.

“Said plot being a portion of the land conveyed by deed dated April 8, 1959, from Amos S. Wood and wife, Edna M. Wood to Roy R. Badour and wife Susan M. Badour, M. C. Dearden and wife Vi Dearden and Edward French and wife Jean French, recorded in the office of Register of Deeds for Macon County, North Carolina, in Deed Book P-6, page 450.”

This conveyance is subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereunto 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.

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

x Paul R Perryman (SEAL)
Paul Perryman

Janis Lynn Perryman (SEAL)
Janis Lynn Perryman

STATE OF Florida
COUNTY OF Palm Beach

I, Christine Johnson, a Notary Public of the County and State aforesaid, do hereby certify that Paul Perryman and Janis Lynn Perryman, personally known to me or who produced FL DRIVERS LICENSE as identification, personally appeared before me this day and acknowledged his/her due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and official stamp or seal, this December 4, 2020.

(NOTARIAL SEAL)



Christine Johnson
Notary Public

My Commission Expires: June 23, 2023

11-25-2023 (CJ)