

T.S.O.

Excise Tax \$27.00

Filed For Registration On

26th day of April A.D., 1995

at 9:40 o'clock A.M., and regis-

tered in the office of Register of
Deeds, Graham County, N.C. in Book

166 Page 161

Wanda Broom
Register of DeedsBy Michele D. Deputy
Assistant

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.

Verified by County on the day of , 19

by

Mail after recording to

This instrument was prepared by RONALD STEPHEN PATTERSON, P.A.

Brief description for the Index 1.75 acres, MOL

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 10th day of April, 1995, by and between

GRANTOR

GRANTEE

KEITH CRISP and wife,
SHIRLEY CRISPDAVID SCOTT DODSON and wife,
BONNIE COFFEY DODSON
804 Greenleaf Avenue
Charlotte, NC 28202

Enter in appropriate block for each party: name, 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 or parcel of land situated in the City of Stecoah Township, Graham County, North Carolina and more particularly described as follows:

SEE ATTACHED SCHEDULE "A"

SCHEDULE "A"

Being Lot No. 4 of Keith Crisp and wife, Shirley Crisp Property and being a tract of land from the parcel of land surveyed by Kenneth R. Moore, R.L.S. No. L-2739, completed March 30, 1995, reference to which is hereby made, and being bounded on the South by the centerline of a private roadway and easement and Crisp, (148/441), on the East by Lot No. 3, on the North by Lot No. 2, on the West by Lot No. 1 and being more particularly bounded as follows:

BEGINNING at an iron pin set, corner common to Lots 2, 4 and 3 at the Northernmost point of the premises herein conveyed and running thence S 71-58 W 206.92 feet to a 10 inch Poplar, corner common to Lot No. 2; thence S 17-24 W 69.21 feet to an iron rod found; thence S 30-32 W 102.52 feet to an iron pin found; thence S 30-32 W 15.32 feet to a point in the centerline of a private roadway and easement, corner common to Lot No. 1; thence with said centerline for the following courses and distances; S 65-23 E 17.40 feet, S 65-23 E 37.94 feet, S 85-18 E 23.90 feet, N 86-34 E 63.00 feet, N 86-50 E 23.08 feet, S 78-55 E 39.23 feet, S 69-45 E 28.45 feet, S 83-32 E 15.43 feet, N 77-25 E 24.90 feet, N 65-34 E 133.89 feet, N 61-17 E 58.98 feet and N 48-16 E 28.15 feet to a point, corner common to Lot No. 3; thence leaving said centerline and running N 48-13 W 233.81 feet to an iron pin set and place of Beginning, containing 1.75 acres, more or less.

Also conveyed herein is a permanent easement and perpetual right of way which shall be appurtenant to and which shall run with the premises herein conveyed; said right shall provide ingress and egress to and from the premises herein conveyed and N.C.S.R. #1251, and shall be located over and upon the existing roadway running from the premises herein and other Crisp, et als., lots, to said public road.

Grantee herein takes subject to one-half (1/2) of the width of the easement and right of way located along the Southern boundary of the premises herein.

Also conveyed herein is the perpetual and permanent 30 feet wide road right of way and easement which provides ingress and egress to and from the premises herein and N.C.S.R. #1251, which road is appurtenant to and runs with the premises herein conveyed, as same as described and conveyed at Book 118, Page 59, recorded August 26, 1985, Graham County Registry.

GRANTEE HEREIN TAKES SUBJECT TO THE COVENANTS AND RESTRICTIONS RECORDED AT DEED BOOK 118, PAGE 59, GRAHAM COUNTY REGISTRY, AND THE AMENDMENT TO THE COVENANTS AND RESTRICTIONS RECORDED AT DEED BOOK 156, PAGE 118, GRAHAM COUNTY REGISTRY.

The property hereinabove described was acquired by Grantor by instrument recorded in

Deed Book 148, Page 441, Graham County Registry

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

.....
(Corporate Name)

By:
..... President

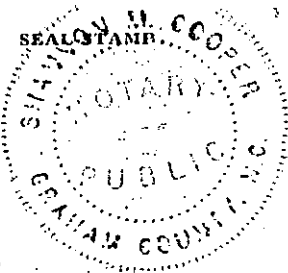
ATTEST:
..... Secretary (Corporate Seal)

USE BLACK INK ONLY

Keith Crisp (SEAL)
KEITH CRISP

Shirley Crisp (SEAL)
SHIRLEY CRISP

..... (SEAL)
..... (SEAL)



NORTH CAROLINA, Graham County.

I, a Notary Public of the County and State aforesaid, certify that
Keith Crisp and wife, Shirley Crisp Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this *29th* day of *April*, 19*95*

My commission expires: *July 2, 1995*
Shannon M. Cooper Notary Public

SEAL-STAMP

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that
personally came before me this day and acknowledged that he is Secretary of
..... a North Carolina corporation, and that by authority duly
given and as the act of the corporation, the foregoing instrument was signed in its name by its
President, sealed with its corporate seal and attested by as its Secretary.
Witness my hand and official stamp or seal, this day of, 19.....

My commission expires: Notary Public

The foregoing Certificate(s) of *Shannon M. Cooper*

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Wanda Briscoe REGISTER OF DEEDS FOR *Graham* COUNTY
By *Michelle Orr, Deputy* Deputy/Assistant - Register of Deeds

NO DELINQUENCIES AS OF THIS
DATE 05-16-11

Kurt Edmon Deputy
Graham County Tax Collector



Doc ID: 000525020003 Type: CRP
Kind: DEED
Recorded: 05/06/2011 at 10:35:08 AM
Fee Amt: \$115.00 Page 1 of 3
Revenue Tax: \$90.00
Graham County, North Carolina
Carolyn Stewart Register of Deeds
BK **313** PG **699-701**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$90.00

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. 568300020016 P/O
Verified by _____ County on the _____ day of _____, 2011
by _____

Mail after recording to PO Box 1549, Robbinsville, NC 28771

This instrument was prepared by Mack D. Tallant, Attorney at Law

Brief description for the Index

Lot 3, Sam Cove

THIS DEED made this 6th day of May, 2011, by and between

GRANTOR

Keith Crisp and wife, Shirley Crisp
190 School House Road
Robbinsville, NC 28771

GRANTEE

David Dodson and wife, Bonnie Dodson
513 Sam Cove Road
Robbinsville, NC 28771

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. 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 or parcel of land situated in the City of n/a, Stecoah Township,
Graham County, North Carolina and more particularly described as follows:

SEE ATTACHED SCHEDULE A FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID PROPERTY, WHICH IS INCORPORATED HEREIN AS IF FULLY SET FORTH.

Based upon information furnished by the Grantor(s) or their agents, the accuracy of which is not guaranteed by the preparing attorney, the mailing address of the Grantor(s) is as stated herein, and the property described in this deed
[] includes [X] does not include, the primary residence of a Grantor

**TITLE TO WITHIN DESCRIBED LANDS NOT CERTIFIED BY THIS OFFICE
UNLESS WRITTEN TITLE OPINION RENDERED.**

McKinney & Tallant, P.A., Mack D. Tallant, Attorney at Law
40 Court Street, PO Box 1549, Robbinsville, NC 28771

and Page shown on the first page hereof.

By Carolyn C. Stewart REGISTER OF DEEDS FOR Graham COUNTY
Deputy/Assistant – Register of Deeds

SCHEDULE "A" / EXHIBIT "A"

AS PER PLAT OF SURVEY entitled "Keith Crisp et als Property", Stecoah Township, Graham County, North Carolina, by Kenneth R. Moore, RLS L-2739, said Plat of Survey being dated March 30, 1995, said Plat of Survey being referred to for greater certainty and accuracy of description and incorporation herein and being more particularly described by metes and bounds as follows:

Lot 3, Sam Cove:

BEGINNING at a iron pin set, said iron pin set being the westernmost corner of the tract of land herein conveyed and described and being on the line common with Lot 2 as shown on the above referenced Plat of Survey and a corner common with Lot 4 as shown on the above referenced Plat of Survey, said iron pin set being located N 71-56 E 206.92 feet from a 10-inch Poplar, a tie; thence from said beginning iron pin set traveling along the line common with Lot 2 as shown on the above referenced Plat of Survey, N 65-39 E 207.90 feet to an iron pin set; N 67-17 E 22.95 feet to a point in the center of an existing roadway; thence leaving the line common with Lot 2 and thence traveling along the line common with the existing roadway, S 64-49 E 53.07 feet; S 81-11 E 150.53 feet to a point in the center of an intersecting roadway; thence with the centerline of said roadway, S 52-33 W 35.58 feet; S 49-09 W 158.82 feet; S 43-24 W 45.59 feet; S 39-26 W 61.60 feet; S 48-16 W 8.40 feet to a point; thence leaving the centerline of said roadway and thence traveling along the line common with Lot 4 as shown on the above referenced Plat of Survey, N 48-13 W 10.65 feet to an iron pin set; N 48-13 W 233.81 feet back to the place and point of the BEGINNING, containing 1.12 acres, more or less, and being designated as Lot 3 on the above referenced Plat of Survey.

TOGETHER WITH a perpetual appurtenant and non-exclusive road right of way easement over and across all existing subdivision roads and subdivision access roads to provide ingress, egress and regress to and from the above-described tract of real property and public road.

SUBJECT TO and TOGETHER WITH the Restrictive Covenants for Sam Cove Subdivision recorded at Deed Book 118, Page 255, and amended at Deed Book 156, Page 118, Graham County Registry.

SUBJECT TO the road and utility easement along the existing subdivision roadways as shown on the above referenced plat of survey, said easement being thirty (30) feet in width, fifteen (15) feet each side of center thereof, and the rights of others in the use thereof, said easement also being reserved by the Grantor herein.

SUBJECT TO the easements for any existing utilities located on the above described real property, if any.

FOR SOURCE of title see the deed recorded at Deed Book 148, Page 441, Graham County Registry, being a portion of the lands described and conveyed therein.

NO DELINQUENCIES AS OF THIS
DATE 5-31-18

Jayana Ledwell
Graham County Tax Collector

Doc ID: 000658750004 Type: CRP
Kind: DEED
Recorded: 05/31/2018 at 01:55:59 PM
Fee Amt: \$96.00 Page 1 of 4
Revenue Tax: \$70.00
Graham County, North Carolina
Carolyn Stewart Register of Deeds
BK **366** PG **844-847**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$70.00 Recording Time, Book and Page

Parcel Identification No.: 56830002001502 and Portion of 568300020016

Mail after recording to: Tallant Law Office, PA
PO Box 1549
Robbinsville, NC 28771

This Instrument was prepared by Mack D. Tallant, Attorney at Law.

Based upon information furnished by the Grantor(s) or their agents, the accuracy of which is not guaranteed by the preparing attorney, the mailing address of the Grantor(s) is as stated herein, and the property described in this deed [] includes [X] does not include, the primary residence of a Grantor.

Brief description for the index:

Lot 2 & Lot 22, Sam Cove Subdivision

THIS DEED made this 31 day of May, 2018, by and between:

GRANTOR	GRANTEE
Shirley Crisp (un-remarried widow) 190 Schoolhouse Rd. Robbinsville, Nc 28771	Bonnie Dodson 513 Sam Cove Rd. Robbinsville NC 28771

The designation Grantor or 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 the certain lot or parcel of land situated in the Town of N/A, Stecoah Township, Graham County, North Carolina, and more particularly described as follows:

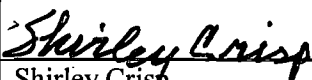
SEE ATTACHED SCHEDULE "A" FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID PROPERTY, WHICH IS INCORPORATED HEREIN AS IF FULLY SET FORTH.

**TITLE TO WITHIN DESCRIBED LANDS NOT CERTIFIED BY THIS
OFFICE UNLESS WRITTEN TITLE OPINION RENDERED**
Tallant Law Office, PA, Mack D. Tallant, Attorney at Law
PO Box 1549, 40 Court Street, Robbinsville, NC 28771

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances hereto belonging to the Grantee in fee simple.

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 excluding the exceptions hereinafter stated.

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

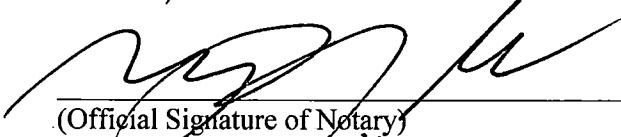
 (SEAL) Shirley Crisp

STATE OF NORTH CAROLINA
COUNTY OF GRAHAM

I certify that the following person(s) appeared before me this day, each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Shirley Crisp.

Date: 5/31/18


(Official Signature of Notary)

Mack D. Tallant, Notary Public
(Notary's printed or typed name)

My Commission Expires: 1/23/21

Carolyn C. Stewart Register of Deeds of Graham County
By: Kimberly D. Deane Deputy/Assistant-Register of Deeds

SCHEDULE "A" / EXHIBIT "A"
Property Description

BEING Lot 2 and Lot 22 of Sam Cove Subdivision, in Stecoah Township, Graham County, North Carolina, said real property being more particularly described as follows:

Lot 2, Sam Cove:

AS per plat of survey titled "Keith Crisp, et als, Property", dated March 30, 1995, by Kenneth R. Moore, RLS L-2739, the same being referred to for greater certainty and accuracy of description and incorporation herein and being more particularly described by metes and bounds as follows:

BEGINNING at a 10 inch Poplar, said 10 inch Poplar being a common corner with Lot #4 and being the Southwest corner of the tract of land herein conveyed and described, said 10 inch Poplar lying North 17-24 East 69.21 feet from an iron pin found, a tie, thence from said 10 inch Poplar along the line common with Lot #4: North 71-56 East 206.92 feet to an iron pin set; said iron pin set lies North 48-13 West 233.18 feet from an iron pin set; a tie, thence along the line common with Lot #3; North 65-39 East 207.90 feet to an iron pin set; thence North 67-17 East 22.95 feet to a point in the center line of an existing roadway, thence along the centerline of said existing roadway and leaving the line common with Lot #3 and traveling the following courses and distance: North 64-49 West 22.05 feet North 23-22 West 68.58 feet; North 31-58 West 28.41 feet; North 41-50 West 19.78 feet; North 53-22 West 31.80 feet; North 63-02 West 23.73 feet; North 68-18 West 63.69 feet; North 48-41 West 20.38 feet; North 36-38 West 15.00 feet to a point; thence leaving the centerline of the existing roadway and traveling South 38-22 West 10.25 feet to an iron pin set; thence South 38-32 West 44.65 feet to a point in the centerline of a branch, thence traveling along the centerline of the branch South 57-05 West 54.38 feet; North 87-55 West 50.46 feet; South 59-34 West 38.61 feet; South 65-43 West 39.20 feet; South 43-34 West 33.40 feet; South 18-34 West 50.77 feet to an iron pin set in the centerline of the branch, thence leaving the center of the branch and traveling South 41-24 East 69.22 feet; to an iron pin set South 85-02 West 91.63 feet to a spike found; South 53-30 East 72.17 feet to an iron pin; South 19-47 East 71.43 feet back to the place and point of BEGINNING. Containing 2.03 acres, more or less, and being Lot 2 of Sam Cove Subdivision.

BEING a portion of the lands described and conveyed in the deed recorded at Deed Book 359, Page 003, Graham County Registry.

SUBJECT to a road and utility easement hereby reserved by the Grantor along the existing subdivision roadway located on the eastern boundary of the above described lot, said easement being 30 feet in width, 15 feet each side of center of the existing roadway, and said easement including the right to install, repair, maintain and improve the subdivision roadway and residential utilities.

Lot 22, Sam Cove:

AS per plat of survey titled "Keith and Shirley Crisp Property", dated May 21, 2014, by Kenneth R. Moore, PLS L-2739, the same being referred to for greater certainty and accuracy of description and incorporation herein and being more particularly described by metes and bounds as follows:

BEGINNING at a rebar set on the line common with Lot 21 of Sam Cove Subdivision; (N: 634234.50 E: 584702.61) thence from said rebar set traveling along the line common with Lot 21 of Sam Cove Subdivision: North 38-35'51" West 24.12 feet to a point in the center of the subdivision roadway on the line common with the lands owned now or formerly by Varum (Deed Book 280, Page 695) thence leaving the line common with Lot 21 of Sam Cove Subdivision and thence traveling along the line common with the lands owned now or formerly by Varum and along the center of the subdivision roadway the following courses and distances: North 57-40'04" East 61.59 feet; North 51-37'51" East 41.87 feet; North 50-40'02" East 151.89 feet; North 47-28'03" East 43.65 feet to a point; thence leaving the line common with Varum and leaving the center of the subdivision roadway and traveling thence along the line common with the lands owned now or formerly by Dodson (Deed Book 330, Page 244) South 38-37'35" East 14.71 feet to a rebar found; South 38-37'35" East 229.81 feet to a rebar found in the centerline of a small stream; thence leaving the line common with Dodson and traveling thence along the center of the small stream and along the new division line of the Crisp Property (Deed Book 148, Page 441) South 70-55'42" West 63.07 feet; South 86-47'09" West 83.73 feet; South 59-27'23" West 53.54 feet; South 61-29'10" West 57.10 feet; South 39-04'47" West 28.05 feet; South 53-42'49" West 34.41 feet to a point; thence leaving the centerline of the stream and traveling thence along the line common with Lot 21 of Sam Cove Subdivision: North 38-35'51" West 23.44 feet to a rebar set; North 38-35'51" West 64.36 feet to a rebar set; North 38-35'00" West 52.10 feet back to the place and point of BEGINNING. Containing 1.26 acres, more or less, and being Lot 22 of Sam Cove Subdivision.

SUBJECT to a road and utility easement hereby reserved by the Grantor along the existing subdivision roadway located on the northwestern boundary of the above described lot, said easement being 30 feet in width, 15 feet each side of center of the existing roadway, and said easement including the right to install, repair, maintain and improve the subdivision roadway and residential utilities.

BEING a portion of the lands described and conveyed in the deed recorded at Deed Book 148, Page 441, Graham County Registry.

BOTH the above described lots or parcels are conveyed:

TOGETHER with a perpetual, appurtenant, and nonexclusive road right of way easement over and across all existing subdivision roads and subdivision access roads to provide ingress, egress and regress to and from the above described tract of real property and the public road.

SUBJECT to and TOGETHER with the Restrictive Covenants for Sam Cove Subdivision, recorded at Deed Book 118, Page 255, and amended at Deed Book 156, Page 118, Graham County Registry. Reference is also made to the Bylaws of the Sam Cove Homeowners Organization recorded at Deed Book 156, Page 130, Graham County Registry.

SUBJECT to the road right of way easement for the subdivision roads and access roads.

SUBJECT to the existing easements for utilities.