

NO DELINQUENCIES AS OF THIS DATE 2/20/24

Becky Carter
Graham County Tax Collector


Doc ID: 000759010003 Type: CRP
Kind: DEED
Recorded: 02/20/2024 at 09:37:27 AM
Fee Amt: \$166.00 Page 1 of 3
Revenue Tax: \$140.00
Graham County, North Carolina
KIMBERLY D. LEQUIRE Register of Deed
BK **418** PG **739-741**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$140.00 Recording Time, Book and Page

Parcel Identification No: 5683-00-02-0004-P2

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 or [X] does not include, the primary residence of a Grantor.

Brief description for the index:

**10.51 acres +/-
Upper Tuskegee Road**

THIS DEED made this 19th day of February, 2024, by and between:

GRANTOR	GRANTEE
Patricia Cable and husband, Steve Samson 273 Alarka Point Bryson City NC 28713	Byrch L. Griffin and wife, Patricia M. Griffin 13107 S. Gemini Springs Drive Kannapolis NC 28081

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:

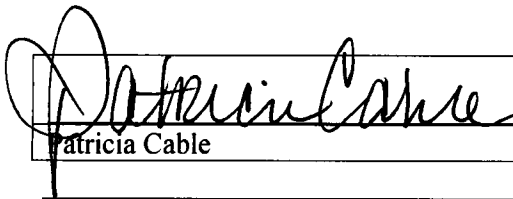
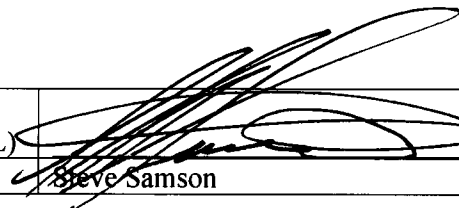
SEE ATTACHED SCHEDULE "A" FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID PROPERTY, WHICH IS INCORPORATED HEREIN AS IF FULLY SET FORTH.

**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 thereto 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.

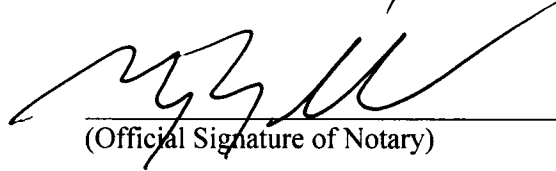
 Patricia Cable	(SEAL)	 Steve Samson	(SEAL)
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STATE OF North Carolina
COUNTY OF Graham

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:
Patricia Cable and Steve Samson

Date: 2/19/24





(Official Signature of Notary)

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

My Commission Expires: 1/25/2026

SCHEDULE "A" / EXHIBIT "A"
Property Description

BEING that certain tract or parcel of real property containing 10.51 acres, +/-, lying in Stecoah Township, Graham County, North Carolina, as more particularly described on that plat of survey by Aaron D. Stewart, RLS L-4568, dated November 27, 2023, titled "Survey For Patricia Cable", said plat of survey being recorded in Plat Cabinet DB, Slide 2870, of the Graham County Registry, and reference to said recorded plat of survey being made for a more particular and accurate description of said real property and incorporation herein.

SAID lands are also shown as "Parcel # 4" on that plat of survey recorded in Plat Book 5, Page 577, of the Graham County Registry, reference to said recorded plat of survey also being made for an additional description of said real property and incorporation herein.

TOGETHER with easement and right of way across soil road depicted on the above referenced plat of survey recorded at Plat Book 5, Page 577, of the Graham County Registry, for ingress and egress between the lands herein conveyed and the public roadway as more specifically set forth in the deed recorded at Deed Book 148, Page 678, Graham County Registry.

SUBJECT to easement and right of way across soil road on herein conveyed property, said existing soil road being depicted on the above referenced plat of survey recorded at Plat Book 5, Page 577, of the Graham County Registry, and said easement benefiting Parcels 1, 2 and 3 on the above referenced plat of survey, as more specifically set forth in the deed recorded at Deed Book 148, Page 678, Graham County Registry.

SUBJECT to the easement for existing utilities located upon the herein described real property.

SUBJECT to the road right of way easement for Upper Tuskegee Road, the public roadway.

FOR source of title see the Real Property Abstract recorded at Deed Book 405, Page 354, Graham County Registry, and the deed recorded at Deed Book 405, Page 357, Graham County Registry.