

7-1-24
Dayvane Ledwell



Doc ID: 000764640003 Type: CRP
Kind: DEED
Recorded: 07/01/2024 at 03:14:39 PM
Fee Amt: \$26.00 Page 1 of 3
Graham County, North Carolina
KIMBERLY D. LEQUIRE Register of Deed
BK **421** PG **446-448**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$N/A Recording Time, Book and Page

Parcel Identification No.: 5694-00-00-0003 (portion of)

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 does not include, the primary residence of a Grantor.

Brief description for the index:

10.00 Acres +/-, Yellow Branch

THIS DEED made this 1 day of July, 2024, by and between:

GRANTOR	GRANTEE
Paula E. Waldroup (unmarried) PO Box 99 Robbinsville NC 28771	Kenneth R. Waldroup and wife, Evelyn Waldroup 901 Nutt Street, Apt 472 Wilmington NC 28401

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:

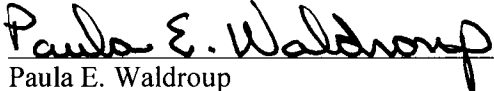
SEE ATTACHED SCHEDULE "A" FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID PROPERTY, WHICH IS INCORPORATED HEREIN AS IF FULLY SET FORTH.

**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.

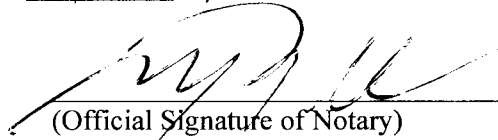
 (SEAL)
Paula E. Waldroup

STATE OF NORTH CAROLINA
COUNTY OF GRAHAM

(Official Seal)

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:
Paula E. Waldroup

Date: 7/1/24


(Official Signature of Notary)

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

My Commission Expires: 1/25/26



SCHEDULE "A" / EXHIBIT "A"

Property Description

BEING located in the Yellow Branch area of Stecoah Township, Graham County, North Carolina, and being that **10.00 acre, +/-**, tract of real property labeled **"Proposed Conveyance to Kenneth Ray Waldroup 10.000 Acres"** on that plat of survey titled "Family Division Survey and Plat Prepared For Paula E. Waldroup", by William R. Howell, PLS L-3514, dated February 27, 2020, said plat of survey being recorded at Plat Cabinet DB, Slide 2487, Graham County Registry, said plat of survey being hereby referred to for greater certainty and accuracy of description of said lands and incorporation herein.

BEING a portion of those lands described and conveyed in the deed recorded at Deed Book 325, Page 779, Graham County Registry.

TOGETHER with a perpetual, appurtenant, and nonexclusive road right of way easement over and across the existing access road leading from NCSR 1243, Howard Edwards Road, to the tract of land herein conveyed and described said easement to be 45 feet in width (22.5 feet each side of center) for purposes of ingress and egress to and from said tract of real property and the public roadway. This easement includes that road right of way easement along the existing roadway as shown on the plat of survey recorded at Plat Cabinet DB, Slide 1556, Graham County Registry. Included with this easement is the right to repair and maintain said roadway.

TOGETHER with that road right of way and utility easements reserved in the deed to Waldroup recorded at Deed Book 380, Page 734, Graham County Registry.

EXCEPTING and RESERVING for the Grantor a perpetual, appurtenant and nonexclusive road right of way easement and utility easement, 45 feet in width (22.5 feet each side of center) along the existing roadway as shown on the above referenced plat of survey, for purposes of ingress and egress to and from the Grantor's remaining real property and for the purpose of supplying utility services to said lands. Included with this easement is the right to repair, maintain and improve said roadway, and to install, repair and maintain utilities.

SUBJECT to the rights of others in the use of the existing roadway and utility easements crossing the above described lands, including those easements of record and as shown on the above referenced plat of survey.

SUBJECT to flowage easements of record for Fontana Lake affecting the above described lands.