

10/11/2024

Dequinn Carr
Graham County Tax Collector

Doc ID: 000768960003 Type: CRP
Kind: DEED
Recorded: 10/01/2024 at 10:48:20 AM
Fee Amt: \$86.00 Page 1 of 3
Revenue Tax: \$60.00
Graham County, North Carolina
KIMBERLY D. LEQUIRE Register of Deeds
BK 423 PG 334-336

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$60.00 Recording Time, Book and Page

Parcel Identification No: 6622-01-00-0011

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:

3.78 acres +/-

THIS DEED made this 23 day of September, 2024, by and between:

GRANTOR	GRANTEE
Brenda S. Green and husband, Douglas H. Green 1615 Miller Drive Deland FL 32720	Anita L. Epperson PO Box 782 Lake Junaluska NC 28745

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:

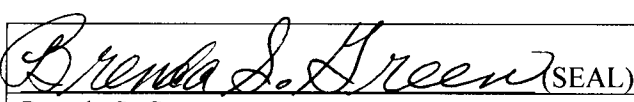
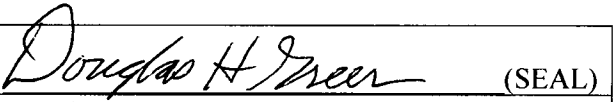
SEE ATTACHED SCHEDULE "A" FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID PROPERTY, WHICH IS INCORPORATED HEREIN AS IF FULLY SET FORTH.

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.

 (SEAL)	 (SEAL)
Brenda S. Green	Douglas H. Green

STATE OF FLORIDA

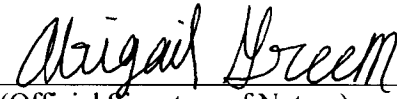
COUNTY OF Volusia

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:
Brenda S. Green and Douglas H. Green

Date: September 23rd, 2024

(Official Seal)




(Official Signature of Notary)

Abigail Green, Notary Public
(Notary's printed or typed name)

My Commission Expires: 03/04/2028

SCHEDULE "A" / EXHIBIT "A"
Property Description

BEING all the Grantor's undivided interest in and to the following described real property;

BEING a tract of real property containing **3.78 acres**, +/-, located near the intersection of Tobacco Branch Road and NC Highway 28, in Stecoah Township, Graham County, North Carolina, as shown on that plat of survey titled "Plat Prepared for Anita Epperson & Brenda S. Green" by Sylvia E. Higdon, PLS L-4369, dated June 25, 2002, revised March 30, 2022, said plat of survey being hereby referred to for greater certainty and accuracy of description of said lands and incorporation herein, and being more particularly described by metes and bounds therefrom as follows:

BEGINNING at a point in the center of Tobacco Branch Road, said point being the southwest corner of the tract of land herein conveyed and described and being on the line common with lands owned now or formerly by Bradshaw (Book 288, Page 309), said point being located South 84-08'25" East 17.80 feet from an existing iron pin, a tie, thence continuing with the line common with Bradshaw and traveling with the center of Tobacco Branch Road the following courses and distances: North 41-21'30" East 17.72 feet, North 30-13'19" East 39.34 feet, North 22-10'21" East 49.52 feet, North 14-59'22" East 30.46 feet, North 05-41'10" East 46.71 feet, North 07-20'48" West 44.07 feet, North 13-29'21" West 12.27 feet to a point, thence leaving the center of Tobacco Branch Road and traveling thence with lands of North Carolina Department of Transportation, North 73-57'58" East 31.71 feet, North 26-29'05" East 154.29 feet, South 88-38'49" East 113.67 feet to a 5/8 inch rebar set at the top of the ridge, South 88-39'11" East 223.48 feet to a 5/8 inch rebar set at the top of the ridge, thence leaving the line common with North Carolina Department of Transportation and traveling thence with the ridgetop and with the line common with lands owned now or formerly by Ramsey and Campbell (Book 399, Page 335) South 53-35'16" East 138.97 feet to a 5/8 inch rebar, South 58-51'33" East 109.55 feet to an existing iron pin, thence leaving the top of the ridge and traveling thence with the line common with lands owned now or formerly by Goulding (Book 340, Page 424), South 63-00'00" West 510.00 feet to a 5/8 inch rebar set at the top of another ridge, thence continuing with the top of said ridge, North 79-00'00" West 30.00 feet to a 5/8 inch rebar set at the top of the ridge, thence South 88-35'28" West 160.64 feet to a 12 inch White Oak at the top of the ridge, thence North 84-08'25" West 51.97 feet back to the place and point of BEGINNING, containing 3.78 acres, more or less.

TOGETHER with all appurtenant easements and rights of record.

SUBJECT to the road right of way easement for the public roadway, NCSR 1231, Tobacco Branch Road.

SUBJECT to the easements for existing utilities.

FOR source of title see the deed recorded at Deed Book 291, Page 592, Graham County Registry.