

BK: CRP F-37
PG: 1390-1394
RECORDED:
03-18-2016
02:25:59 PM
BY: TODD RABY
REGISTER



2016001589
MACON COUNTY, NC
TODD RABY
REGISTER OF DEEDS

NC FEE \$26.00
NO TAXABLE
CONSIDERATION

Revenue Stamps: \$ -0-
This instrument prepared by and
upon recording should be returned to:
Key Real Estate Legal Services
Gilbert R. Key II, PLLC
PO Box 178
Franklin, NC 28744

Parcel # 6517 71 9749

STATE OF NORTH CAROLINA
MACON COUNTY



WARRANTY DEED



THIS DEED, Made this the 15th day of February, 2016, by **JOHN B. WALSH and wife, OUIDA E. WALSH**, of 8101 Ponkan Road, Land O Lakes, Florida 34637, hereinafter called party of the first part, GRANTORS; and **JOHN B. WALSH and wife, OUIDA E. WALSH**, as Co-Trustees, (under that certain Trust Indenture, dated May 13, 2010, referred to therein as the "Walsh Revocable Family Trust," by and between John B. Walsh and wife, Ouida E. Walsh, as Settlers and Beneficiaries, and John B. Walsh and wife, Ouida E. Walsh, as Co-Trustees), with the powers hereinafter delegated, hereinafter called parties of the second part, GRANTEES, whether one or more; the neuter gender shall be deemed to include the masculine and feminine and the singular number the plural, and vice versa;

WITNESSETH:

That the said parties of the first part, for and in consideration of Ten Dollars and other good and valuable consideration, to them in hand paid, by the said parties of the second part, the receipt of which is hereby acknowledged, have granted, bargained and sold to the said parties of the second part, their successors and assigns forever the following described land situate, lying and being in Nantahala Township, Macon County, North Carolina, and being more particularly described as follows:

Being all the same lands, premises, easements, privileges and appurtenances as are described in and conveyed by the Deed from Douglas J. Wingate and wife, Gloria L. Wingate to Brady Walsh and Barry Walsh, dated March 26, 1985, recorded in **Deed Book G-16, at Page 251** Macon County Registry, and being more particularly described therein as follows:

"All that tract or parcel of land, containing 1.088 acre, lying and being in Macon County and State of North Carolina and being shown and designated as Lot 5 in Section 3 of the Mt. Tabor Subdivision on that certain plat of survey for said subdivision prepared by William G. Davis, Registered Land Surveyor, dated 2-1-79 and recorded in the Office of Register of Deeds for said county in Cabinet 1, Slide 237, page 2, which plat and information thereon by this reference are incorporated herein as a part of this description.

"This conveyance is made subject to any and all conditions, restrictions, easements, and rights of way of record affecting said lot and subdivision."

For further source of title see Deed Book I-18, Page 408 and the Last Will and Testament of Brady B. Walsh as probated and filed in Estate file # 04-E-246 in the Office of the Clerk of Superior Court for Macon County, North Carolina.

All or a portion of the lands herein conveyed does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging, or in anywise thereunto appertaining, unto the said parties of the second part, their successors and assigns, to their only use and behoof, in fee simple forever.

The Co-Trustees and their successors in office shall have all powers granted to trustees pursuant to North Carolina General Statutes §32-27 as amended, and these powers are hereby incorporated by reference and made a portion of this instrument as if herein fully set forth. The Co-Trustees are specifically authorized to borrow monies in the name of the Trust, using the Trust property as security or collateral for the repayment thereof, to mortgage, sell, convey, exchange, give options upon, partition or otherwise dispose of any property, specifically including real property, or any interest therein which the Trustee may hold from time to time, with or without order of Court, at public or private sale, or otherwise, upon such terms and conditions, including credit, and for such consideration as the Co-Trustees shall deem advisable and to transfer and convey the property or interest therein which is at the disposal of the Trustee, in fee simple, absolute or otherwise, free of all Trust.

No party dealing with the Co-Trustees in relation to the Trust Estate in any manner whatsoever, and (without limiting the foregoing) no party to whom the property or any part of it or any interest in it shall be conveyed, contracted to be sold, or mortgaged by the Co-Trustees, shall be obligated:

- (1) to see to the application of any purchase money or money borrowed or otherwise advanced on the property;
- (2) to see that the terms of the Trust Agreement have been complied with;
- (3) to inquire into the authority, necessity or expediency of any act of the Trustees; or

- (4) be privileged to inquire into any of the terms of this Trust Agreement.

And the said parties of the first part covenant with said parties of the second part, their heirs, successors and assigns, that they are seized of said premises in fee, and have the right to convey the same in fee simple; that the same are free and clear from all liens and encumbrances, and that they will warrant and defend the said title to the same against the lawful claims of all persons whomsoever, subject to those exceptions, reservations, and limitations following the description hereinabove set forth.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals, the day and year first above written.

John B. Walsh (SEAL)
JOHN B. WALSH

Ouida E. Walsh (SEAL)
OUIDA E. WALSH

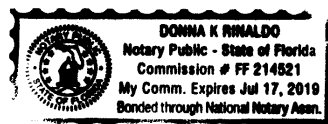
STATE OF Florida
COUNTY OF Pasco

I, Donna K. Rinaldo Notary Public of the aforesaid County and State hereby certify that **JOHN B. WALSH and wife, OUIDA E. WALSH**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and Notarial seal, this the 8th day of March, 2016.

Donna K. Rinaldo
Notary Public
My Commission Expires: July 17, 2019

(NOTARY SEAL)



This instrument prepared by
and should be returned to:
Key Real Estate Legal Services
Gilbert R. Key II, Attorney
30 Iotla Street
Franklin, NC 28734

NORTH CAROLINA
MACON COUNTY

CERTIFICATION OF TRUST
PURSUANT TO N.C.G.S. 36C-10-1013

NOW COME **JOHN B. WALSH and OUIDA E. WALSH**, as Co- Trustees of the
“WALSH REVOCABLE FAMILY TRUST,” dated May 13, 2010, as may be further amended (the
“Trust”), and pursuant to N.C.G.S. 36C-10-1013, certify as follows:

1. The Trust is dated May 13, 2010 and is still in existence.
2. The Grantors of the Trust are John B. Walsh and Ouida E. Walsh.
3. The identity of the currently acting Co-Trustees is John B. Walsh and Ouida E. Walsh, whose address is 8101 Ponkan Road, Land O Lakes, Florida, 34637.
4. The Trust provides that upon the death, incapacity or resignation of either Co-Trustee, the survivor shall serve as sole Trustee and upon the death, incapacity or resignation of the surviving Co-Trustee, the Sole Successor Trustee shall be Natalie E. Bamberry, and upon the death, incapacity or resignation of Natalie E. Bamberry, the Sole Alternate Successor Trustee shall be Barry B. Walsh.
5. The Trustee has all of the powers set forth in the Trust, including the power to sell, convey, mortgage and lease real property and personal property owned by the Trust without the consent of joinder of any other party and without any other party being privileged to inquire into the disposition of the proceeds thereof.

6. The Trust is revocable by the Grantors during their lifetime.
7. The Trust has Co-Trustees as of the date of this certification as stated above.
8. The Trust taxpayer identification number is not required to be revealed pursuant to the provisions of N.C.G.S. 36C-10-1013(j).
9. The Trust has not been revoked, modified, or amended in any manner that would cause the representation contained herein to be incorrect.

This the 8th day of ~~February~~ ^{March}, 2016.

John B. Walsh (SEAL)
JOHN B. WALSH, Co-Trustee

Ouida E. Walsh (SEAL)
OUIDA E. WALSH, Co-Trustee

STATE OF Florida
COUNTY OF Pasco

I Donna K. Rinaldo, a Notary Public, do hereby certify that **JOHN B. WALSH and OUIDA E. WALSH**, as Co- Trustees of the "WALSH REVOCABLE FAMILY TRUST," dated ~~June 3, 1991~~ ^{March 2016}, personally appeared before me this day and acknowledged, by authority duly given, the execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this 8th day of March, ~~2012~~ ²⁰¹⁶

Donna K. Rinaldo
Notary Public
My Commission Expires: July 17, 2019

(Official Seal)

