

BK: CRP H-37
PG: 1722-1725

RECORDED:
05-12-2016
03:20:43 PM
BY: TODD RABY
REGISTER



2016002780
MACON COUNTY, NC
TODD RABY
REGISTER OF DEEDS

NC FEE \$26.00
NO TAXABLE
CONSIDERATION

WARRANTY DEED

A title search was neither requested nor performed in the preparation of this deed.

This conveyance will merge five tracts under one parcel number for tax purposes.
Parcel Identification Numbers: 7517087267 and 7517179573

This property was not the primary residence of the Grantor

Revenue Stamps \$0.00

This instrument prepared by and return to:
Law Offices of Kenneth W. Fromknecht, II
29 Iotla Street, Franklin, NC 28734



STATE OF NORTH CAROLINA
COUNTY OF MACON

THIS DEED made this May 11, 2016, by and between GINNY SUE RHOADES, single; whose address is 9410 Sylva Road, Franklin, North Carolina 28734, GRANTOR, and CURTIS GRAYSON RHOADES and wife, SUSAN FOSTER RHOADES, whose address is 9410 Sylva Road, Franklin, North Carolina 28734, GRANTEE. 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 or near the Town of Franklin, Millshoal Township, Macon County, North Carolina, and more particularly described as follows:

PARCEL ONE:

Being Lot Numbers 47-2, 47-3 and 47-4 as shown on the survey prepared by Benjamin A. West, Smoky Mountain Land Survey, P.A., entitled "Gold City Crossing", dated December 13, 2005, under Drawing Number 3309, and recorded at Plat Card 4859, Macon County Public Registry to which reference is hereby made for a more complete description.

This deed is made subject to and further conveys all of the covenants, restrictions, easements, reservations, affirmative obligations and conditions which are described in the Declaration thereof, which is of record in the Office of the Register of Deeds for Macon County North Carolina, in Deed Book F-20 at Pages 2138 - 2141 (sic) 2137 - 2141) and in the Office of the Register of Deeds for Jackson County, North Carolina, Deed Book 850 at page 251, to which declaration as so recorded reference is hereby had for a more complete and particular description thereof.

Irrespective of the time limitation set forth in said Restrictive Covenants, all easements therein established for ingress, egress and regress and for utilities shall be perpetual and assignable and shall be appurtenant to the lands hereby conveyed, by whomsoever owned.

This deed is specifically made subject to all of said easements and particularly any portion of the same which lie within the bounds of the lands hereby conveyed.

By their acceptance and recording of this deed, parties of the second part agree, for themselves, their heirs and assigns, to join and continuously maintain membership in the Property Owners Association established pursuant to the restrictive covenants and to pay all dues and assessments levied by the Property Owners Association.

For further reference see Deed Book W-22, Pages 1323 - 1325, Macon County Public Registry.

This conveyance is made subject to that certain Easement Deed dated February 24, 2006 and recorded on May 8, 2006 in Book G-30, Pages 2277 - 2278, Macon County Public Registry.

This conveyance is made subject to that certain Easement Deed dated February 24, 2006 and recorded on May 8, 2006 in Book G-30, Pages 2279 - 2280, Macon County Public Registry.

This conveyance is made subject to that certain Release, Relinquishment and Relocation of Road right of Way and Easement dated November 14, 2003 and recorded on November 12, 2009 in Book J-33, Pages 2003 - 2017, Macon County Public Registry.

PARCEL TWO:

Lot No. 17, containing 16.48 acres of the Subdivision of Gold City, Plat Card 1564, Macon County Registry, Plat Cabinet 6, Slide 765, Jackson County Registry.

PARCEL THREE:

Being Lot Numbers 37-1, 37-2, 37-3 and 37-4 as shown on the plat entitled "Gold City Crossing", recorded at Plat Card 4994, Macon County Public Registry to which reference is hereby made for a more complete description.


This deed is made subject to and further conveys all of the covenants, restrictions, easements, reservations, affirmative obligations and conditions which are described in the Declaration thereof, which is of record in the Office of the Register of Deeds for Macon County North Carolina, in Deed Book F-20 at Pages 2138 - 2141 (sic) 2137 - 2141).

This conveyance is subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereunto 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.

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

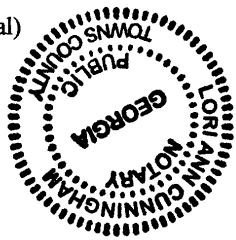
 (SEAL)
Ginny Sue Rhoades

STATE OF GA
COUNTY OF TOWNS

I, Lori Cunningham, a Notary Public of the County and State aforesaid, do hereby certify that Ginny Sue Rhoades, Grantor, personally appeared before me this day and acknowledged their due execution of the foregoing instrument, for the purpose therein expressed.

Witness my hand and official stamp or seal, this ~~April~~ ^{May} 11, 2016.

(Notarial Seal)



Lori Cunningham
Notary Public
My Commission Expires: