

NO RELINQUISHMENT AS OF THIS

DATE 4/25/24

Dequinn Cullen
Graham County Tax Collector



Doc ID: 000761600003 Type: CRP
Kind: DEED
Recorded: 04/25/2024 at 11:56:55 AM
Fee Amt: \$546.00 Page 1 of 3
Revenue Tax: \$520.00
Graham County, North Carolina
KIMBERLY D. LEQUIRE Register of Deed

BK **419** PG **854-856**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$520.00

Recording Time, Book and Page

Parcel Identification No: 6612-02-03-0044

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 does not include, the primary residence of a Grantor.

Brief description for the index:

Tobacco Branch Village

THIS DEED made this 25 day of April, 2024, by and between:

GRANTOR	GRANTEE
David B. Tilly and wife, Mary C. Tilly 211 N. Elliott Road Chapel Hill NC 27514	Derek S. Rutkosky PO Box 123 Cherokee NC 28719

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:

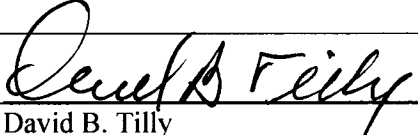
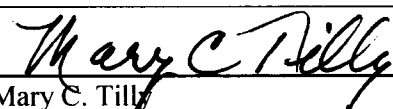
SEE ATTACHED SCHEDULE "A" FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID PROPERTY, WHICH IS INCORPORATED HEREIN AS IF FULLY SET FORTH.

**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.

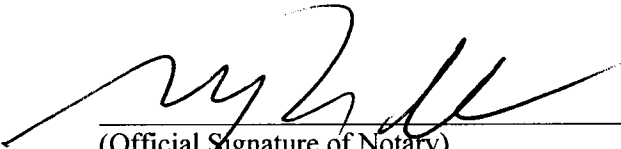
 (SEAL)	 (SEAL)
David B. Tilly	Mary C. Tilly

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:
David B. Tilly and Mary C. Tilly

Date: 4/25/24





(Official Signature of Notary)

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

My Commission Expires: 11/25/26

SCHEDULE "A" / EXHIBIT "A"
Property Description

BEING located in the Tobacco Branch Village development in Stecoah Township, Graham County, North Carolina, and being **Lot 43, Block 3 (containing 0.198 acres, +/-), Lot 44, Block 3 (containing 0.291 acres, +/-), and a 0.079 acre lot**, all as shown on that plat of survey titled "Proposed Conveyance Harkness to David Bruce & Mary Catherine Tilly", by Sylvia E. Higdon, PLS L-4369, dated May 16, 2005, last revised September 12, 2005, said plat of survey being recorded at Plat Cabinet DB, Slide 1367, Graham County Registry, said plat of survey being hereby referred to for greater certainty and accuracy of description of said lands and incorporation herein.

SAID lots containing a total of 0.568 acres, +/-.

TOGETHER with a perpetual, appurtenant, and non-exclusive road right of way easement over and along the existing subdivision roads and access roads, for ingress and egress to and from the lands herein conveyed and the public roadway.

SUBJECT to the road right of way easements for the existing subdivision roadways.

SUBJECT to the easements for existing utilities.

SUBJECT to the Restrictive Covenants for Tobacco Branch Village of record, including those recorded at Deed Book 229, Page 438, Graham County Registry.

FOR source of title see the deeds recorded at Deed Book 256, Page 291 (Lot 44, Block 3); Deed Book 256, Page 294 (0.079 acre lot); and Deed Book 260, Page 649 (Lot 43, Block 3), Graham County Registry.