

10-10-23

*Deputy*  
Graham County Tax Collector

Doc ID: 000753350003 Type: CRP  
Kind: DEED  
Recorded: 10/10/2023 at 10:13:53 AM  
Fee Amt: \$166.00 Page 1 of 3  
Revenue Tax: \$140.00  
Graham County, North Carolina  
KIMBERLY D. LEQUIRE Register of Deed  
BK **416** PG **292-294**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$140.00

Recording Time, Book and Page

Parcel Identification No.: 5683-00-02-0015-0-1

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 [X] does not include, the primary residence of a Grantor.

Brief description for the index:

4.77 Acres, Sam Cove

THIS DEED made this 4 day of OCTOBER, 2023, by and between:

| GRANTOR                                                                           | GRANTEE                                                                                 |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| Stephen J. Rooney and wife,<br>Jerri M. Rooney<br>PO Box 1642<br>Newland NC 28657 | John Edmond Crisp and wife,<br>Carlene Crisp<br>241 Crisp Lane<br>Robbinsville NC 28771 |

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:

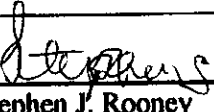
SEE ATTACHED SCHEDULE "A" FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID PROPERTY, WHICH IS INCORPORATED HEREIN AS IF FULLY SET FORTH.

**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

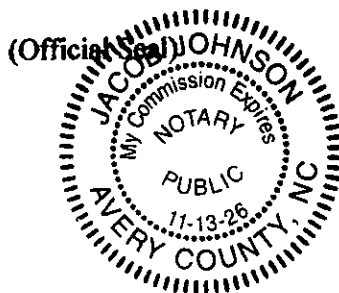
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances hereto belonging to the Grantee in fee simple.

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)<br>Stephen J. Rooney |  (SEAL)<br>Jerri M. Rooney |
|---------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|

STATE OF Avery  
COUNTY OF North Carolina



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:  
Stephen J. Rooney and Jerri M. Rooney

Date: 10/4/2023

  
(Official Signature of Notary)

Jacob Johnson, Notary Public  
(Notary's printed or typed name)

My Commission Expires: 11/13/2026

## **SCHEDULE "A" / EXHIBIT "A"**

### **Property Description**

AS PER plat of survey entitled "Keith Crisp, et als, Property, Sam Cove", Stecoah Township, Graham County, North Carolina, dated November 30, 2009, by Kenneth R. Moore, PLS L-2739, and being hereby referred to for greater certainty and accuracy of description and incorporation herein and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin set, said iron pin set being on the line common with lands owned now or formerly by Marcus Wallace (Deed Book 116, Page 95) (N:6354440.57; E:586153.20), thence from said iron pin set traveling along the line common with Wallace, N 56-19'03" E 304.90 feet to an iron pin found; thence with the line common with lands owned now or formerly by John and Suzanne Cassidy (Deed Book 252, Page 62) the following five (5) courses and distances: N 12-04'44" W 96.64 feet to an iron pin found in stump; N 11-16'03" E 61.54 feet to an iron pin found; N 23-23'41" E 60.96 feet to an existing steel axle; N 37-02'50" E 92.23 feet to an iron pin found; N 24-48'32" W 161.71 feet to an iron pin found; thence leaving the line common with Cassidy and thence traveling a new division line of the Crisp Property (Deed Book 285, Page 126), S 75-08'14" W 312.77 feet to an iron pin set; S 80-36'55" W 82.26 feet to an iron pin set; N 73-21'39" W 85.10 feet to an iron pin set; S 73-18'29" W 139.18 feet to an iron pin set; thence S 35-35'58" E 29.87 feet to an iron pin set; S 44-30'06" E 307.08 feet to a iron pin set; S 19-33'28" E 42.74 feet to a point in the centerline of the proposed 20-foot road right of way easement for the subdivision road to the terminus of said road way; thence S 19-33'28" E 10.03 feet to an iron pin set; S 19-33'09" E 118.01 feet to an iron pin set; S 30-28'29" E 100.73 feet back to the place and point of BEGINNING, containing 4.77 acres, more or less.

FOR SOURCE of title see the deed recorded at Deed Book 364, Page 560, Graham County Registry, being the same lands described and conveyed therein.

TOGETHER WITH a perpetual, appurtenant, and non-exclusive road right of way easement over and across all existing subdivision roads and subdivision access roads to provide ingress, egress and regress to and from the above described tract of real property and the public road.

SUBJECT TO and TOGETHER WITH the Restrictive Covenants for Sam Cove Subdivision, recorded at Deed Book 118, Page 255, and as amended at Deed Book 156, Page 118, Graham County Registry. Also subject to and together with any valid amendments to said restrictive covenants of record.

SUBJECT TO the easement for any existing utilities.