

DATE 2026-05-06 BY daniel

2026003824

HAYWOOD COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$56.00

PRESENTED & RECORDED
05/06/2026 01:34:37 PM
SHERRI C. ROGERS
REGISTER OF DEEDS
BY: BRENDA ISRAEL
DEPUTY
BK: RB 1152
PG: 1142 - 1144

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$56.00

PARCEL IDENTIFIER NO. 8647-91-6086

VERIFIED BY _____ COUNTY ON THE ____ DAY OF _____, 2026
THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING (*Hockey Title Insurance*)

RETURN TO: 24 HOUR CLOSING 803 N. MAIN ST., SALISBURY, NC 28144
BRIEF DESCRIPTION FOR THE INDEX:

THIS DEED made this 5th day of May, 2026, by and between

GRANTOR	GRANTEE
David Ronald Devlin and wife, Donna Sharon Wyatt Devlin aka Donna Devlin	Saddle Rock RE LLC
Mailing Address 740 Pleasant Shade Hwy, Pleasant Shade Tennessee, TN 37145	Property Address: Harkins Cove Rd. Canton, NC 28716
	Mailing Address 185 Great Neck Road Suite 410 Great Neck, NY 11021

WITNESSETH: That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the City of Canton, Haywood County, North Carolina, and more particularly described as follows:

SEE EXHIBIT A

All or a portion of the property herein conveyed (____) includes or (X) does not include the primary residence of a Grantor.

The properties hereinabove described was acquired by Grantor by instrument recorded in Book **466** at Page **194**.

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.

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 lawful claims of all persons whomsoever, other than the following exceptions:

THIS INSTRUMENT PREPARED BY: JOSHUA R. PINYAN, A LICENSED NORTH CAROLINA ATTORNEY.
DELINQUENT TAXES, IF ANY, TO BE PAID BY THE CLOSING ATTORNEY TO THE COUNTY
TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS.
Submitted electronically by "Pinyan Law Office, PLLC d/b/a 24 Hour Closing"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Haywood County Register of Deeds.

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

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

David Ronald Devlin
David Ronald Devlin

Donna Sharon Wyatt Devlin aka Donna Devlin
Donna Sharon Wyatt Devlin aka Donna Devlin

STATE OF Tennessee

COUNTY OF Smith

I certify that **David Ronald Devlin and wife, Donna Sharon Wyatt Devlin aka Donna Devlin**, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 5 day of May, 2026.

Notary Signature: *Jacqueline D Martinez*
Notary's Printed Name: Jacqueline D Martinez
My Commission Expires: February 18, 2029

[Notarial Seal]

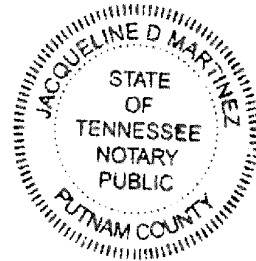


EXHIBIT A

BEGINNING at a new iron pipe located at the northeastern corner of the Farmer 0.78 acre tract as recorded in Deed Book 214, Page 292, Haywood County Registry, said point being a common corner of North Carolina Broadcasters, Inc. (Deed Book 158, Page 379), and Barringer (Deed Book 204, Page 61), said beginning point also being located S. 38° 38' 06" E. 290.55 feet from the WWIT Radio Tower, and running thence from the Beginning, S. 28° 35' 00" W. 133.00 feet to a point in the centerline of Mountain Street; thence with the centerline of Mountain Street, three calls as follows: S. 83° 05' 00" W. 186.50 feet; thence N. 83 45' 00" W. 229.50 feet; thence S. 84° 15 41" W. 334.78 feet; thence leaving the centerline of Mountain Street and running with Bishop tract (Deed Book 68, Page 463) N. 4° 7' 20" E. 389.17 feet to a point in the line of the Holcomb tract (Deed Book 298, Page 936); thence running with the Holcomb line, N. 84 21' 30" E. 356.82 feet to a fence stake; thence S. 16° 10' 04" W. 244.20 feet to a new iron pipe † thence S. 68° 15' 00" E. 218.65 feet to a new iron pipe located in the line of the Farmer tract (Deed Book 214, Page 292); thence with the line of the said Farmer tract, N. 82° 09' 57" E. 294.65 to the **BEGINNING** and containing 4.05 acres as per the plat and survey entitled, "Carrie Burris(Hcirs) and Hazel Burris Farmer" dated November 10th, 1979, by Douglas Keith Gibson, R.L.S.

Property Address: Harkins Cove Rd. Canton, NC 28716
Parcel ID: 8647-91-6086