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Fee Amt: \$26.00 Page 1 of 5
Graham County, North Carolina
KIMBERLY D. LEQUIRE Register of Deed
BK **409** PG **537-541**

12-05-22
Brady C. Cody

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax:	N/A
Parcel ID:	5693-0006-0025; 5693-0006-0025P2; 5693-0006-002501
Mail/Box to:	Cody Law Group, PO Box 2120, Robbinsville, NC 28771
Prepared by:	Brady C. Cody, Attorney at Law
Brief description for the Index:	Three Tracts

THIS NON-WARRANTY DEED ("Deed") is made on the 29th day of November 2022, by and between:

GRANTOR	GRANTEE
Clara Crisp (spouse of Lowell Crisp) 2310 Fontana Road Robbinsville, NC 28771	Silmara Toledo Tinberg and spouse, Arnold Verner Tinberg 3909 N Ocean Blvd, Apt. 306 Ft. Lauderdale, FL 33308

Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot or parcel of land in the City of N/A, Stecoah Township, Graham County, North Carolina and more particularly described as follows (the "Property"):

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

All or a portion of the Property ☒ includes or ☐ does not include the primary residence of a Grantor.

**TITLE TO WITHIN DESCRIBED LANDS NOT CERTIFIED BY THIS
OFFICE UNLESS WRITTEN TITLE OPINION RENDERED**
Cody Law Group, Brady C. Cody, Attorney at Law
PO Box 2120, 5 N. Main St., Robbinsville NC 28771

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor makes no warranty of title to the Property.

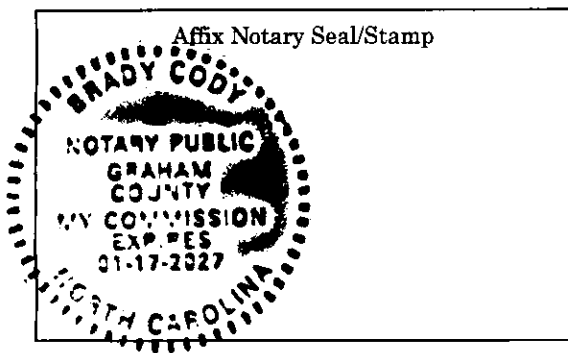
IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Non-Warranty Deed, if an entity by its duly authorized representative.

<i>Clara Crisp</i> (SEAL)
Clara Crisp

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: **Clara Crisp.**

Date: 11/29/22



TZ8
Notary Public (Official Signature)
My commission expires: 01/17/27

SCHEDULE "A"
Property Description

BEING three (3) tracts of real property located in the Upper Tuskegee area of Stecoah Township in Graham County, North Carolina, said lands being more particularly described as follows:

TRACT 1 (Graham County tax parcel # 5693-00-06-0025):

BEING that tract of real property as shown on plat of survey titled "Lowell Crisp Property" said plat of survey being dated February 28, 1982, by Kenneth O. Pankow, PLS L-2257, said plat of survey being recorded at Plat Book 4, Page 274, Graham County Registry, reference to said plat of survey being hereby made for greater certainty and accuracy of description and including Lots 1-5 as shown on said plat of survey, and being a total of 82.63 acres, more or less.

THE above described lands being those tracts of real property being described and conveyed in the deed from Sawyer to Crisp dated December 4, 1954, recorded at Deed Book 55, Page 441, Graham County Registry, and the deed from Crisp to Crisp dated October 15, 1973, recorded at Deed Book 82, Page 477 Graham County Registry.

LESS AND EXCEPTING from the above described tract of real property the following:

1. That 6.90 acre tract of real property described and conveyed in the deed from Crisp to Axelson dated April 17, 2000, recorded at Deed Book 199, Page 223, Graham County Registry, reference to said deed being hereby made for greater certainty and accuracy of description said 6.90 acre tract.
2. Lot 1, containing 1.10 acres, +/-, as conveyed in the deed from Crisp to Axelson dated June 23, 2008, recorded at Deed Book 294, Page 348, Graham County Registry, reference to said deed being hereby made for greater certainty and accuracy of description of said Lot 1.
3. Lot 2, containing 2.01 acres, +/-, as described and conveyed in the deed from Crisp to Brown dated June 22, 1982, recorded at Deed Book 106, Page 469, Graham County Registry, reference to said deed being hereby made for greater certainty and accuracy of description of said Lot 2.

LEAVING a balance of 72.62 acres, +/-, as the subject of this Tract 1.

TRACT 2 (Graham County tax parcel # 5693-00-06-0025-P2):

BEING all of Lot 10 and being more particularly described as follows: BEGINNING at a 12 inch poplar, said beginning point being North 46-09'50" West 395.41 feet from an iron pipe found at the edge of a branch and said iron pipe found being located North 05-05'22" East 109.77 feet from an iron pipe found at the edge of a branch and thence from said BEGINNING point, North 33-52'59" West 115.93 feet to an iron rod set in the margin of a 30 foot wide road right of way; thence North 66-30'43" East 29.59 feet to a point in the centerline of said road; thence with the

centerline of said road, North 46-02'21" East 36.50 feet to a point; thence North 15-10'11" East 50.83 feet to a point; thence North 29-49'53" East 30.18 feet to a point; thence, leaving the centerline of said road, South 70-53'36" East 10.00 feet to an iron rod set; thence South 70-53'36" East 127.48 feet to an iron rod set; thence South 28-32'29" West 153.41 feet to an iron rod set; thence South 68-37'21" West 79.15 feet to a point and place of BEGINNING and being a 0.55 acres, more or less, tract of land as set forth on a plat and survey dated February 15, 2008, revised February 22, 2008 by Charles V. Bryson, PLS, entitles "Lowell Crisp", Project #08004A.

BEING "Tract One" as described and conveyed in the deed from Axelson to Crisp dated July 23, 2008, and recorded at Deed Book 294, Page 344, Graham County Registry.

TRACT 3 (Graham County tax parcel # 5693-00-06-0025-01):

BEGINNING at a point in the centerline of a subdivision road in a corner of a 6.44 acre tract and thence from said BEGINNING point, with the line of said 6.44 acre tract, thence North 15-07'59" West 9.63 feet to an iron pipe set; thence North 15-07'59" West 160.20 feet to an iron rod set in center of hollow; thence North 58-43'57" West 57.22 feet to an iron pipe set; thence North 58-43'57" West 13.75 feet to a point in the centerline of said road; thence with the centerline of said road, North 56-05'25" East 40.19 feet to a point, thence North 79-44'57" East 56.34 feet to a point; thence South 44-31'27" East 37.58 feet to a point; thence South 30-06'41" East 44.30 feet to a point; thence South 33-58'51" East 29.56 feet to a point; thence South 49-48'20" East 44.71 feet to a point; thence South 23-00'02" East 51.11 feet to a point; thence South 23-51'29" West 19.45 feet to a point; thence South 54-09'42" West 24.05 feet to a point; thence South 73-53'51" West 42.52 feet to a point; thence South 55-22'26" West 42.30 feet to the point and place of BEGINNING and being a 0.46 acre, more or less tract of land as set forth on a plat and survey dated March 28, 2000 by Charles V. Bryson, P.L.S., entitles "Lowell Crisp", project #00015.

BEING "Tract Two" as described and conveyed in the deed from Axelson to Crisp dated July 23, 2008, and recorded at Deed Book 294, Page 344, Graham County Registry.

ALSO hereby conveyed is the "right to move the current road along the northwestern boundary line of Lot 10 to a location up to 30 feet northwest of its current location" as granted and referenced as "Tract III" in the deed recorded at Deed Book 294, Page 344, Graham County Registry.

ALL the above described tracts are conveyed:

TOGETHER with a perpetual, appurtenant, and non-exclusive road right of way easement over and along the existing access road for purposes of ingress and egress to and from the above described tracts of real property and the public roadway including that road right of way easement recorded at Deed Book 84, Page 401, Graham County Registry, and the road right of way easements reserved in the deeds for the three tracts excepted from Tract 1 as referenced above.

TOGETHER with a perpetual, appurtenant, and non-exclusive road right of way easement over and along the access roads as shown on the plat of survey recorded at Plat Book 4, Page 274, Graham County Registry.

SUBJECT to the road right of way easement for the existing access road as conveyed for the benefit of the 6.90 acre tract excepted from Tract 1 as referenced above, as conveyed in the deed recorded at Deed Book 199, Page 223, Graham County Registry.

SUBJECT TO the water easements (to the extent the same effect the above said tracts of real property) as described in the instruments recorded in Deed Book 84, Page 435; Deed Book 144, Page 592; and Deed Book 294, Page 348 Graham County Registry.

SUBJECT to the easements for existing utilities located upon the said lands.

TRACT 1 is conveyed:

SUBJECT to the road right of way easements as conveyed for the benefit of Lot 1 and Lot 2 excepted from Tract 1 as referenced above, as conveyed in the deeds recorded at Deed Book 106, Page 469, and Deed Book 294, Page 348, Graham County Registry.

SUBJECT to the road right of way easement for the access roads as shown on the plat of survey recorded at Plat Book 4, Page 274, Graham County Registry.

TRACT 2 is conveyed:

TOGETHER with and SUBJECT to the road and utility easements referenced in the deed recorded at Deed Book 294, Page 344, Graham County Registry.

TOGETHER with the septic easement conveyed in the deed recorded at Deed Book 294, Page 344, Graham County Registry.

TRACT 3 is conveyed:

TOGETHER with and SUBJECT to the road and utility easements referenced in the deed recorded at Deed Book 294, Page 344, Graham County Registry.