

NO DELINQUENT TAXES AS OF THIS
DATE 7/5/22

Regina C. M...



Doc ID: 000731550006 Type: CRP
Kind: DEED
Recorded: 07/05/2022 at 03:38:51 PM
Fee Amt: \$46.00 Page 1 of 6
Graham County, North Carolina
KIMBERLY D. LEQUIRE Register of Deed
BK **405** PG **179-184**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$n/a

Recording Time, Book and Page

Parcel Identification No: 5694-00-04-0031; 5694-00-05-1007; and 5694-00-05-1008

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

Brief description for the index:

21.96 acres and Lot 7 and 8 of the Luther Crews Subdivision

THIS DEED made this 28 day of June 2022, by and between:

GRANTOR	GRANTEE
Sheree Eppig and Melody Evans As Successor Trustees of The Brock Trust 5210 South Forest Terrace Homosassa FL 34446	Sheree Eppig and Melody Evans (Each a One-Half Undivided Interest as Tenants in Common) 5210 South Forest Terrace Homosassa FL 34446

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 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.

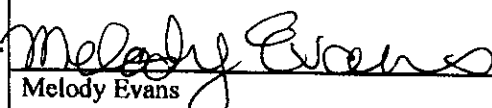
**TITLE TO WITHIN DESCRIBED LANDS NOT CERTIFIED BY THIS
OFFICE UNLESS WRITTEN TITLE OPINION RENDERED**

**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.

 Melody Evans Successor Trustee of The Brock Trust	(SEAL)
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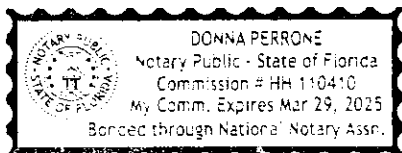
STATE OF Florida
COUNTY OF Clarus

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:
Melody Evans, as Successor Trustee of The Brock Trust

(Official Seal)

Date: 06/28/2022


(Official Signature of Notary)



Donna Perrone, Notary Public
(Notary's printed or typed name)

My Commission Expires: 03/29/2025

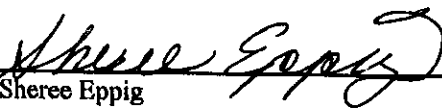
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OFFICE UNLESS WRITTEN TITLE OPINION RENDERED**

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PO Box 1549, 40 Court Street, Robbinsville, NC 28771**

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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.

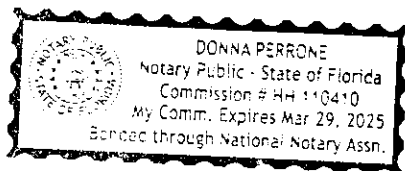
	(SEAL)
Sheree Eppig Successor Trustee of The Brock Trust	

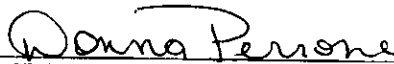
STATE OF Florida
COUNTY OF Citrus

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:
Sheree Eppig, as Successor Trustee of The Brock Trust

(Official Seal)

Date: 06/28/2022




(Official Signature of Notary)

Donna Perrone, Notary Public
(Notary's printed or typed name)

My Commission Expires: 03/29/2025

SCHEDULE "A" / EXHIBIT "A"
Property Description

PARCEL 1:

BEING in the Yellow Branch Community, Stecoah Township, Graham County, North Carolina, and bounded on the South by Ben Cable, on the North by Carol and Wallace Jenkins, and on the West by Faircloth and more particularly described as follows:

BEGINNING on a maple located on the south side of the Charles Lovin Branch and being the southwest corner of the tract, and runs thence with the severance line common to Ben Cable South 70-00 East 1431.27 feet to the stake, said corner being the southeasternmost point of the tract; thence North 37-38 East 577.60 feet to a rock corner, formerly a stooping white oak; thence North 04-00 East 293.70 feet to a rock corner on top of a ridge, said corner being the northeastern corner of the tract; thence with the meanders of the ridge and line common to Carol and Wallace Jenkins the following courses and distances: North 87-00 West 155.00 feet; North 81-30 West 144.90 feet, North 76-00 West 179.80 feet, North 70-00 West 230.10 feet, South 81-00 West 100 feet, South 74-00 West 145 feet; and South 71-00 West 286.35 feet to a stake on the east side of Charles Lovin Branch, said corner being the northwestern corner of the tract; thence with the meanders of said branch and a line common to the Faircloth tract the following courses and distances; South 51-00 West 198 feet, South 34-30 West 81.95 feet; South 55-00 West 263.60 feet and South 44-30 West 150.90 feet to the BEGINNING containing 21.96 acres, more or less.

BEING the same lands described and conveyed in the deed recorded at Deed Book 319, Page 637, Graham County Registry.

PARCEL 2:

In Stecoah Township, being Lots or Tracts No. 7 and No. 8 of the Luther Crews Subdivision, as shown on a plat of survey by Kenneth O. Pankow, R.L.S., dated November 23, 1977, and recorded in Book 4, Page 56 of Plats in the Office of the Register of Deeds for Graham County, North Carolina, to which said map reference is hereby made for a more complete and particular description of said property.

TOGETHER with the right to use the private road as laid down on the Plat of Survey above referred to for ingress and egress to and from the lot or tract herein conveyed to the public road.

SUBJECT to the road right of way easement for the existing roadway.

BEING the same lands described and conveyed in the deed recorded at Deed Book 319, Page 640, Graham County Registry.

CERTIFICATE OF TRUST

Pursuant to North Carolina General Statute 36C-10-1013 and similar applicable laws of this and any other applicable jurisdictions, Melody Evans as successor trustee under the agreement referenced herein, does hereby make the following representations and assurances:

1. A trust agreement as referred to herein and hereinafter known as Trust Agreement or Trust was executed on the following date: November 19, 1997
2. Identity of the settlor under the Trust Agreement is: Ernest H. Cluett (a/k/a Ernest H. Cluett, II) and Mary L. Cluett
3. The current trustee and address of the trustee is: Sheree Eppig and Melody Evans
4. The powers of the trustee under Trust Agreement are: Include the power and authority to sell, transfer, gift, exchange, mortgage, pledge, encumber, hypothecate, and in all other ways convey all types of property or interests therein of the Trust, in the discretion of the Trustee
5. Trust Agreement is X irrevocable due to death of Settlers.
6. (Where there are more than one trustee) The powers of the trustee to sign or authenticate for Trust may be done by any one trustee(s).
7. Trust taxpayer identification number is: XXXXXXXXXXXXXXXXXXXXXXXXXX
8. Trustee received title to the Trust property by: Deeds recorded at Deed Book 319, Page 637, and Deed Book 319, Page 640, Graham County Registry.
9. Trust Agreement has not been revoked, modified, or amended in any manner that would cause the representations made herein to be incorrect.

This the 28th day of June, 2022.

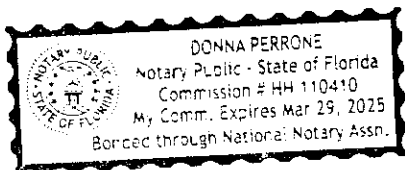
Melody Evans (Seal)
Melody Evans, Successor Trustee of The Brock Trust

STATE OF Florida
COUNTY OF Citrus

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Melody Evans, Successor Trustee of The Brock Trust

Date: 06/28/2022

(Official Seal)



Donna Perrone
(Official Signature of Notary)
Donna Perrone, Notary Public
(Notary's printed or typed name)

My Commission Expires: 03/29/2025

CERTIFICATE OF TRUST

Pursuant to North Carolina General Statute 36C-10-1013 and similar applicable laws of this and any other applicable jurisdictions, Sheree Eppig as successor trustee under the agreement referenced herein, does hereby make the following representations and assurances:

1. A trust agreement as referred to herein and hereinafter known as Trust Agreement or Trust was executed on the following date: November 19, 1997
2. Identity of the settlor under the Trust Agreement is: Ernest H. Cluett (a/k/a Ernest H. Cluett, II) and Mary L. Cluett
3. The current trustee and address of the trustee is: Sheree Eppig and Melody Evans
4. The powers of the trustee under Trust Agreement are: Include the power and authority to sell, transfer, gift, exchange, mortgage, pledge, encumber, hypothecate, and in all other ways convey all types of property or interests therein of the Trust, in the discretion of the Trustee
5. Trust Agreement is X irrevocable due to death of Settlor(s).
6. (Where there are more than one trustee) The powers of the trustee to sign or authenticate for Trust may be done by any one trustee(s).
7. Trust taxpayer identification number is: XXXXXXXXXXXXXXXXXXXXXXXXXX
8. Trustee received title to the Trust property by: Deeds recorded at Deed Book 319, Page 637, and Deed Book 319, Page 640, Graham County Registry.
9. Trust Agreement has not been revoked, modified, or amended in any manner that would cause the representations made herein to be incorrect.

This the 28th day of June, 2022.

Sheree Eppig (Seal)
Sheree Eppig, Successor Trustee of The Brock Trust

STATE OF Florida
COUNTY OF Citrus

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Sheree Eppig, Successor Trustee of The Brock Trust

Date: 06/28/2022

(Official Seal)

Donna Perrone
(Official Signature of Notary)

Donna Perrone, Notary Public
(Notary's printed or typed name)

My Commission Expires: 03/29/2025

