



Doc ID: 000738480003 Type: CRP
 Kind: DEED
 Recorded: 11/09/2022 at 01:52:18 PM
 Fee Amt: \$26.00 Page 1 of 3
 Graham County, North Carolina
 KIMBERLY D. LEQUIRE Register of Deed
 BK **408** PG **787-789**

11/9/22

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$N/A
Parcel ID:	6602-0000-11620
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:	4.946 Acres +/-

THIS GENERAL WARRANTY DEED ("Deed") is made on the 10th day of August 2022, by and between:

GRANTOR	GRANTEE
Darryl C. Gunter (unmarried) 2219 Cory Crossing Lane Spring, TX 77386	Mark Lee Gunter 462 Upper Sawyers Creek Robbinsville, NC 28771

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 or condominium unit 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 covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the exceptions hereinafter stated.

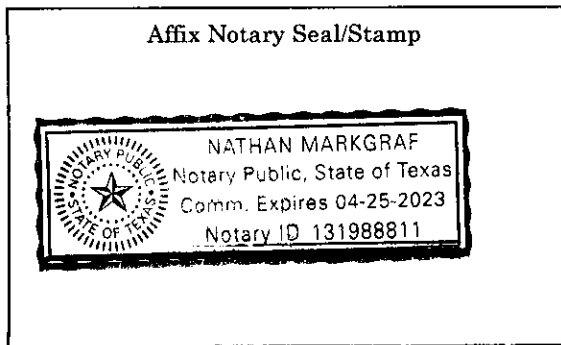
IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Darryl C. Gunter (SEAL)
Darryl C. Gunter

STATE OF Texas, COUNTY OF Montgomery

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: **Darryl C. Gunter.**

Date: 08-10-2022



[Signature]
Notary Public (Official Signature)
My commission expires: 04-25-2023

SCHEDULE "A"/EXHIBIT "A"
Property Description

All of Grantor's interest in the following:

BEING in Stecoah Township, Graham County, North Carolina, and being that 4.946 acres (+/-) parcel shown on a plat of survey dated April 30, 2014, by Sylvia E. Higdon PLS L-4369, entitled "Boundary Survey Tract 1 DB 254 PG 748", said plat of survey being recorded at Plat Book DB, Page 2121, Graham County Registry, said plat of survey being hereby referred to for greater certainty and accuracy of description and incorporation herein.

SUBJECT to all easements, restrictions, and covenants of record.

FOR SOURCE OF TITLE reference Deed Book 147, Page 557, Graham County Registry. See also Estate of Pauline B. Gunter, Graham County Estate File No. 22-E-85.