



2014002664
MACON CO, NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED:
05-16-2014 04:04:17 PM
TODD RABY
REGISTER OF DEEDS
BY: TODD RABY
REGISTER
BK: CRP F-36
PG: 551-553

Excise Tax \$ EXEMPT Recording Time, Book and Page

Tax Lot No.: _____ Parcel Identifier No.: 6564687581
Verified by: _____ County on the _____ day of _____

~~By:~~ Delinquent taxes if any, to be paid by the closing attorney to the county tax collector upon disbursement of the closing proceeds.

Mail after recording to MARK A. DITMEYER and VICKY L. DITMEYER


This instrument was prepared by: Mark A. Pearson, Attorney at Law/Brock & Scott, PLLC

Brief description for the Index

Lot No. Twenty Four (24), Revised Phase II, Section I,
of Mill Creek Estates

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 29th day of April, 2014, by and between

Grantor	Grantee
Fannie Mae aka Federal National Mortgage Association	MARK A. DITMEYER and VICKY L. DITMEYER
Mailing Address: P.O. Box 650043 Dallas, TX 75265-0043 	Mailing Address: 614 Country Club Drive Franklin, NC 28734 Property Address: 614 Country Club Drive Franklin, NC 28734
<small>Enter in appropriate block for each party; name, address, and, if appropriate, character of entity, e.q. corporation or partnership.</small>	

Notice per NCGS §105-317-2: The above mentioned property is not a primary residence of the Grantor.

The designation Grantor and 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 into the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Franklin, Cartoogechaye Township, Macon County, North Carolina and more particularly described as follows:

Being the same lands, easements, privileges and appurtenances as described in and conveyed by that deed dated May 25, 2004, from John W. Lewis, Jr. an unmarried man, to George J. White, Jr. an unmarried man, and recorded in Book C-28, Pages 1941-1943, Macon County Land Registry and being more particularly described therein as follows:

"Being all of the lands, easements, privileges and appurtenances as are described in and conveyed by the Deed dated September 25, 2002, from Frank N. Woodsby, Jr. And wife, Donna J. Woodsby, to John W. Lewis, Jr., unmarried, recorded in Deed Book B-26 at Page 1171, Macon County Land Registry, North Carolina and being more particularly described as follows:

"BEING the same lands, easements, privileges and appurtenances as described in and conveyed by that deed dated 11 April 2000 from Frank N. Woodsby and wife, June C. Woodsby, to Frank N. Woodsby, Jr. And wife, Donna J. Woodsby, as recorded in the Office of the Register of Deeds for Macon County, North Carolina, in Deed Book X-23 at pages 1164-1165, and being more particularly described therein as follows:

"Being all of the Grantor's right, title and interest in the real property described in the deed dated July 31, 1998 from Richard H. Malone and wife, Gertrude M. Malone, to Frank N. Woodsby and wife, June C. Woodsby, and Frank N. Woodsby, Jr. And wife, Donna Woodsby, recorded in Book S-22 at pages 941-943, Macon County Public Registry, and described in full therein as follows:

"Being all the lands, easements, privileges and appurtenances as described in that deed dated 22 July 1992 from David Keith Pope and wife, Becky B. Pope, by and through their attorney-in-fact, Carolina Relocation Group, Inc., to Richard H. Malone and wife, Gertrude Malone, and recorded in Book 0-19 at pages 246-248, Macon County Land Registry, and described as follows:

"Being Lot No. Twenty Four (24), Revised Phase II, Section I, of Mill Creek Estates, as shown on a plat thereof recorded on Card Number 19, Macon County Land Registry, to which plat reference is hereby made for a more complete description of the property hereby conveyed.

"This conveyance is made subject to the Restrictive Covenants as set forth in the Declaration of Restrictive Covenants, recorded in Book M-16 at page 150, Macon County Land Registry, as amended by First Amendment to Declaration of Restrictive Covenants, recorded in Book D-17 at page 7, Macon County Land Registry.

"This conveyance is made subject to easements of record for use for utilities and roads.

"By acceptance of this conveyance, the grantee agrees for itself, its heirs, successors, and assigns, to become a member of Mill Creek Estates, Phase II, Owners' Association, Inc., and is subject to all rules and regulations of said association.

"This conveyance is further made subject to the Second Amendment to Declaration of Restrictive Covenants, Mill Creek Properties, Phase 11, dated November 19, 1988, and recorded in Book C-18 at page 525, Macon County Public Registry."

Prior Grantor(s): Warren A. Sandham and Marene D. Sandham
Property Address: 614 Country Club Drive, Franklin, NC 28734

The property hereinabove described was acquired by the Grantor by instrument recorded in Book CRP W-35, Page 2037, Macon County Public Register of Deeds.

A map showing the above described property is recorded in Plat Book 1, Card 19.

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

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Easements, conditions, restrictions of record, and the 2014 Ad Valorem property taxes, a lien but not yet due and payable.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this

instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Fannie Mae aka Federal National Mortgage Association by BROCK & SCOTT, PLLC, as Attorney-In-Fact via Power of Attorney Recorded On December 20, 2013 in Book 28907 at Page 1 in the Mecklenburg County Register of Deeds

By: _____
Name: Mark A. Pearson
Title: Member/Manager

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I certify that the following person personally appeared before me this day, acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Mark A. Pearson (name of signer) as Member/Manager for BROCK & SCOTT, PLLC as Attorney in Fact for Fannie Mae aka Federal National Mortgage Association by BROCK & SCOTT, PLLC, Attorney in Fact.

Witness my hand and notarial seal, this 29th day of April, 2014.



Notary Public
Name: Olivia Fair
My Commission Expires: February 17, 2016

This notary acknowledgement made pursuant to new NCGS § 10B-40, §10B-41, § 47-37.1(b). Effective December 1, 2005.
(Affix Notarial Seal/Stamp)