

BK: CRP E-42

PG: 181-183

RECORDED:

10-21-2022

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BY: TODD RABY

REGISTER



2022008046

MACON COUNTY, NC

TODD RABY

REGISTER OF DEEDS

NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$1160.00

WARRANTY DEED

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

Revenue \$1,160.00

Prepared by: Joseph M. Collins
COLLINS & COLLINS LAW P.A.
217 Iotla Street
Franklin, North Carolina 28734

Return to: Kenneth W. Fromknecht, II
LAW OFFICES OF KENNETH W. FROMKNECHT, II
29 Iotla Street
Franklin, North Carolina 28734

Grantees' permanent mailing address: 121 Rocky Branch Road
Franklin, North Carolina 28734

PIN #7524-08-6860



STATE OF NORTH CAROLINA
COUNTY OF MACON

THIS DEED, made this the 19th day of October, 2022, by and between **RICARDO E. LOZANO and wife, MEAGAN L. LOZANO**, Grantor, and **JOHN SANTO COSTA and wife, TAYLOR COSTA**, Grantee; whether one or more; the neuter gender shall be deemed to include the masculine and feminine and the singular number the plural, and vice versa;

WITNESSETH, That Grantor, in consideration of Ten Dollars and other valuable consideration, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, and convey unto Grantee, and his heirs, successors, and assigns, a certain tract or parcel of land in Ellijay Township, Macon County, North Carolina, being more particularly described as follows:

BEING the same lands, easements, privileges and appurtenances as described in the deed from Rodney Daw, President of RD Home Sales, Inc., a North Carolina corporation to Ricardo E. Lozano and wife, Meagan L. Lozano, dated 5 January 2021 and recorded in Deed Book O-40, Pages 304-306, Macon County Land Registry, and being more particularly described therein as follows:

“BEING that 8.49 acre tract as surveyed by Aaron Garrett Land Surveying, P.C., Aaron Garrett, Professional Land Surveyor and shown on a plat thereof dated 5 October 2020, entitled Division Survey for RD Home Sales, Inc., and being recorded in Plat Book 5, Plat Card #11264, Macon County Land Registry, to which reference is hereby made for a more complete description.

“TOGETHER WITH AND SUBJECT TO those easements and rights of way as shown on the above referenced recorded plat and on the public records.

“Being a portion of the lands described in the deed from Sonja S. Vanhook, Personal Representative of the Estate of Joseph B. Moses to RD Home Sales, Inc., dated 31 August 2020 and recorded in Deed Book D-40, Pages 2311-2313, Macon County Land Registry.”

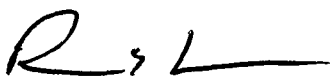
TOGETHER WITH the well/water rights as described in that Shared Well Agreement dated 5 January 2021, by and between RD Home Sales, Inc. and Ricardo E. Lozano and wife, Meagan L. Lozano, recorded in Deed Book O-40, Pages 307-315, Macon County Land Registry. All or a portion of the property herein conveyed does not include the primary residence of a Grantor.


ALSO BEING that 8.49 acre tract on the survey prepared by Aaron Garrett Land Surveying, P.C., dated October 4, 2022, entitled “John & Taylor Costa”, recorded at Plat Book 5, Card Number 12270, Macon County Land Registry.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging, or in anywise thereunto appertaining, unto the Grantee, and his heirs, successors and assigns, to their only use and behoof, in fee simple forever, subject to those exceptions, reservations, and limitations following the description hereinabove set forth.

And the Grantor covenants with Grantee, his heirs, successors and assigns, that he is seized of said premises in fee, and has the right to convey the same in fee simple; that the same are free and clear from all liens and encumbrances and that he will warrant and defend the said title to the same against the lawful claims of all persons whomsoever, subject to those exceptions, reservations, and limitations following the description hereinabove set forth.

IN TESTIMONY WHEREOF, Grantor has set his hand and seal, the day and year first above written.


 (SEAL)
Ricardo E. Lozano

 (SEAL)
Meagan L. Lozano

STATE OF Texas
COUNTY OF Hidalgo

I, a Notary Public of the County and State aforesaid, certify that Ricardo E. Lozano and wife, Meagan L. Lozano personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this 19th day of October, 2022.

(SEAL)


Notary Public
My Commission Expires:

