

BK: CRP L-43
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RECORDED:
12/09/2024
02:55:08 PM
DEPUTY
BY: GLORIA CABE

2024007291
MACON COUNTY, NC
TODD RABY
REGISTER OF DEEDS

NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$1200.00

THIS INSTRUMENT WAS PREPARED BY:
J.K. Coward, Jr., a licensed North Carolina attorney
Coward, Hicks & Siler, P.A.
705 W Main Street
Sylva NC 28779



MACON COUNTY
12-09-2024 02:36:05 ZD
TAX COLLECTOR'S OFFICE

NORTH CAROLINA
MACON COUNTY

PIN: 6552-08-2039
REVENUE: \$1,200

WARRANTY DEED

THIS DEED, made, executed and delivered, this the 9th day of December, 2024, by and between, DAVID T. HESTER and wife, CAROLYN HESTER, hereinafter "GRANTORS" and SUSAN F. ENGELHARDT, unmarried, hereinafter "GRANTEE", whose address is: 416 Meadowview Trail, Franklin, NC 28734.

The designation Grantors 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:

The said Grantors, for good and valuable consideration to them in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell, and convey unto the said Grantee, her heirs, successors, and assigns, all of that certain piece, parcel, or tract of land, lying and being in Cartoogechaye Township, Macon County, North Carolina, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED
BY EXPRESS REFERENCE AS IF FULLY SET FORTH HEREIN.

_____ If checked, the property includes the primary residence of at least one of the
Grantors. (NCGS105-317.2)

TO HAVE AND TO HOLD the aforesaid and above-described parcel or tract of land,
with all the rights, privileges, and appurtenances thereunto belonging, or in anywise
appertaining, unto the said Grantee, their heirs, successors, and assigns, in fee simple, forever.

AND the said Grantors for their heirs, successors, and assigns, covenants to and with the
said Grantee, her heirs, successors, and assigns, that they are seized of said lands and premises
and have a good and lawful right and power to convey the same in fee simple; that said lands and
premises are free and clear from all liens and encumbrances, and that the said Grantors, and their
heirs, successors, and assigns, will, have, and by these presents, does hereby forever warrant and
will forever defend the said title to the same unto the said Grantee, her heirs, successors, and
assigns, against all lawful claims, whatsoever, of all persons, whomsoever.

*[REMAINING SPACE LEFT INTENTIONALLY BLANK.
SEE FOLLOWING PAGES FOR SIGNATURES AND NOTARY ACKNOWLEDGEMENTS.]*

IN WITNESS WHEREOF, the said Grantors has hereunto set their hands and seals, this the day and year first above written.

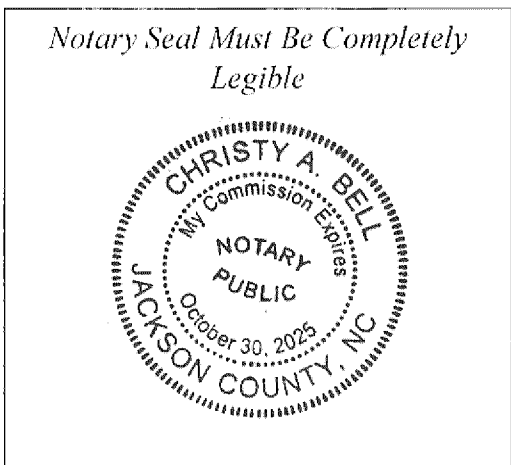
[Signature] (SEAL)
DAVID T. HESTER

[Signature] (SEAL)
CAROLYN HESTER

STATE OF North Carolina
COUNTY OF Jackson

I, Christy A. Bell, Notary Public of the aforesaid County and State, do hereby certify that DAVID T. HESTER & CAROLYN HESTER personally appeared before me this day and acknowledged the due execution of the foregoing Deed for the purposes therein expressed.

WITNESS my hand and Notarial Seal, this the 9 day of December, 2024.



[Signature]
Signature of Notary Public

Christy A. Bell
Printed Name of Notary Public

My Commission Expires:
10/30/2025

EXHIBIT A

BEING Lot 150, Phase II of Diamond Falls Estates, containing 0.95-acres, more or less, as shown on that plat prepared by Benjamin A. West, PLS, entitled "Phase II of Diamond Falls Estates, Cartoogechaye Twp., Macon Co., N.C." dated October 4, 2010, and recorded on Plat Card 6755 in the office of the Register of Deeds of Macon County, North Carolina; reference is hereby made to said plat of survey for a more complete description of said land.

TOGETHER WITH a non-exclusive, perpetual right-of-way and easement on, over and across all subdivision roads of Diamond Falls Estates Subdivision 45 feet in width, 22½ feet on each side of the centerline thereof, for purposes of ingress, egress, and utilities to and from the hereinabove described lot and the public road.

THIS CONVEYANCE IS SUBJECT TO a non-exclusive, perpetual right-of-way and easement for ingress, egress and utilities on, over and across the subdivision road 45 feet wide, 22½ feet on each side of the centerline thereof.

THIS CONVEYANCE IS ALSO SUBJECT TO the following:

1. The Declaration of Protective Covenants, Easements and Conditions for Diamond Falls Estates, a Subdivision, dated December 18, 2008, and recorded in Book T-32, Page 934, Macon County Registry.
2. The Amendment to Declaration of Protective Covenants, Easements and Conditions for Diamond Falls Estates, a Subdivision, recorded March 25, 2009, in Book X-32, at Page 1889, Macon County Registry.
3. The Second Amendment to Declaration of Protective Covenants, Easements and Conditions for Diamond Falls Estates, a Subdivision. recorded September 21, 2010, in Book X-33, Page 536, and Book Y-33, Page 1098, Macon County Registry.
4. The Third Amendment to Declaration of Protective Covenants, Easements and Conditions for Diamond Falls Estates, a Subdivision, recorded November 15, 2010, in Book A-34, Page 19, Macon County Registry.
5. The By-Laws of Diamond Falls Estates Property Owner's Association dated August 29, 2008, and recorded in Book T-32, Page 946, Macon County Registry.
6. The right-of-way and easement conveyed by the Right-of-Way Agreement from Diamond Falls, LLC, to Duke Energy Carolinas, LLC, dated May 8, 2008, and recorded in Book Q-32, Page 1332, Macon County Registry.
7. The right-of-way and easement conveyed by the Right-of-Way Agreement from Diamond Falls Estates, LLC, to Duke Energy Carolinas, LLC, dated November 7, 2008, and recorded in Book V-32, Page 1277, Macon County Registry.

AND BEING that property conveyed to David T. Hester, by deed recorded on November 18, 2010, in Book A-34, Page 530, Macon County Registry.