

BK: CRP E-40

PG: 473-475

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BY: TODD RABY
REGISTER



202006386

MACON COUNTY, NC
TODD RABY
REGISTER OF DEEDS

NC FEE \$26.00
NO TAXABLE
CONSIDERATION



NORTH CAROLINA QUITCLAIM DEED

Mail after recording to Albert W. Drake, 8701 SW 83rd Ct Rd., Ocala, FL 34481

This instrument prepared by Nancy Sirmons, 800 Oak St., Green Cove Springs, FL 32043

Brief description for the index LOT 252, Sunset Ridge

THIS QUITCLAIM DEED made this the 29th day of August, in the year 2020, by and between

GRANTOR

GRANTEE

Nancy Sirmons and Arthur
Frederick Rivers III and Chanda
Rivers
800 Oak St.
Green Cove Springs, FL 32043

+ Albert W. Drake and Marlene
+ McGlynn, as Joint Tenants with
+ Rights of Survivorship
+ 8701 SW 83rd Ct Rd
+ Ocala, FL 34481
+
+
+

MAPPING
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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 may be required by context.

WITNESSETH, that said Grantors, for and in consideration of the sum of ten dollars and other consideration to them in hand paid, the receipt of which is hereby acknowledged, have remised and released and by these presents do remise, release, and forever quitclaim into the Grantee and his heirs and assigns all right, title, claim, and interest of the said Grantors in and to a certain tract or parcel of land lying and being in the County of Macon, and State of North Carolina, in Mill Shoal Township, and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

Parcel Identifier No. 7506-29-0657

Grantor acquired the property hereinabove described by instrument recorded in Book CRPL-37 at Page 448-450

A map showing the above-described property is recorded in Plat Book 4 at Page 8918.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges thereunto belonging to him the said Grantee and his heirs and assigns free and discharged from all right, title, claim or interest of the said grantors or anyone claiming by, and through or under them. Title to the property hereinabove described is subject to the following exceptions if any:

Ad Valorem property taxes, easements, restrictions, rights of way and all other such matters of public record.

IN TESTIMONY WHEREOF, said Grantors have hereunto set their hands and seal the day and year first above written.

[Signature] (SEAL)
Chanda Rivers

[Signature] (SEAL)
Nancy Sirmons

[Signature] (SEAL)
Arthur Frederick Rivers III

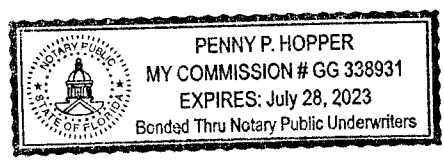
STATE OF FLORIDA
COUNTY OF CLAY

Nancy Sirmons and Arthur
Frederick Rivers III and
Chanda Rivers

I, a Notary Public, of said State and County aforesaid, do hereby certify that Chanda Rivers grantor(s), personally appeared before me this day, and (i) I have personal knowledge of the identity of the grantor(s), or (ii) I have seen satisfactory evidence of the grantor(s) identity, by current state or federal identification with the grantor(s) photograph in the form of a Florida drivers licenses or (iii) a credible witness has sworn to the identity of the grantor(s) each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated.

Witness my hand and official seal or stamp, this 29th day of August, in the year 2020.

(seal or stamp)



[Signature]
Notary Public Official Signature

Penny P. Hopper
Notary Printed or Typed Name

My commission expires: 7/28/2023

EXHIBIT "A"

BEING Lot 252 of "Sunset Ridge at Wildlife Properties", containing 3,284 sq. ft., 0.08 acres, as per survey and plat by Appalachian Surveying Company, dated July 13, 2007, most recently revised July 7, 2016, entitled "Wildlife Properties, LLC", drawing number 06-096L-2, as recorded in Plat Card 4, Page 8918, Macon County Registry.

SUBJECT TO Declaration of Covenants, Conditions, and Restrictions for Sunset Ridge at Wildlife Properties as recorded in Book S-32, page 2038, Macon County Registry as amended at Book Z-34, Page 374, Macon County Registry.

TOGETHER WITH, SUBJECT TO and INCLUDING the joint use of that 22-foot right of way as shown on aforesaid plat, the right of way for Thumpers Trail, the rights of way as shown on plats for Wildlife Properties, LLC, including but not limited to plats at Cards 5105, 5467, 5468 5965, and 5487, and any and all other platted or constructed roads owned by Wildlife Properties, LLC leading to Echo Valley Road, a state-maintained road.

BEING a portion of that property described in deed dated February 26, 2002 from Peter W. Robes and wife, Shirley A. Robes to Sunrise Valley at Quechee, Inc., in Book M-25, pages 844-845, Macon County Registry. Articles of Merger between Sunrise Valley at Quechee, Inc. and Wildlife Properties, LLC filed in Book A-28, page 1046 and corrected in Book B-28, pages 1438, 1442, Macon County Registry.