

BK: CRP O-43  
PG: 11-17  
RECORDED  
01-30-2025  
12:12:43 PM  
BY: JANA SMITH  
ASSISTANT



2025000533  
MACON COUNTY, NC  
TODD RABY  
REGISTER OF DEEDS

NC FEE \$26.00  
NO TAXABLE  
CONSIDERATION

Revenue \$ 0.00

THIS INSTRUMENT PREPARED BY  
AND PLEASE RETURN TO::  
ORVILLE D. COWARD, JR., a licensed  
North Carolina Attorney.  
COWARD, HICKS & SILER P.A.  
43 West Main Street  
Franklin, North Carolina 28734  
Delinquent taxes, if any, to be paid by the  
closing attorney to the county tax collector  
upon disbursement of closing proceeds.

NORTH CAROLINA  
MACON COUNTY

MAPPING  
MR

PIN: 7525158208, 7525149783 & 7525148913

### NORTH CAROLINA GENERAL WARRANTY DEED

**THIS DEED**, made this the 23<sup>rd</sup> day of January, 2025, by and between **DINA MARIE GOLDBERG, unmarried**, Grantor; and **DINA MARIE GOLDBERG and MARISA G. BAKER** as Joint Tenants with Right of Survivorship (JTWROS), of 4923 NW 110th Way, Coral Springs, Florida 33076, Grantees. (The designation Grantor and Grantees 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.)

**NO TITLE EXAMINATION WAS PERFORMED PRIOR TO THE PREPARATION OF THIS DEED**

**W I T N E S S E T H :**

**THAT** the Grantor, in consideration of Ten Dollars and Other Valuable Consideration (\$10.00 OVC), the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, and convey unto the Grantees, in fee simple, all that certain lot or parcel of land situated in Ellijay Township, Macon County, State of North Carolina, and being more particularly described as follows:

**TRACT ONE**

BEING the same lands, easements, privileges and appurtenances described in and conveyed by the deed dated December 20, 2022 from Dina Marie Goldberg to Dina Marie Goldberg, recorded in Book H-42 at Pages 1101-1104, Macon County Public Registry, and described therein as follows:

' BEING all the same lands, easements, privileges and appurtenances as described in and conveyed by the Deed from Gabriel Volante and wife, Rose Volante, to Albert Volante and wife, Rose Volante, dated March 18, 1974, and recorded in the Office of Register of Deeds for Macon County, North Carolina, in Book W-15, Page 175, and being further described as follows:

' BEING all the same lands, easements, privileges and appurtenances as described in and conveyed by the deed from Albert Volante and wife, Rose Volante to Gabriel Volante, dated June 7, 1971, and recorded in the Office of Register of Deeds for Macon County, North Carolina, in Book U-8, Page 286, and being further described therein as follows:

"" Lot #5, in Section 3A of Eden Valley Subdivision and described as follows:  
BEGINNING at an iron pipe, S.E. corner of Lot #25 of Eden Valley Subdivision; thence N. 17-50 W. 184.2 feet to an iron pipe, N.E. corner of Lot #25; thence S. 52-45 E. 140 feet to a point at road intersection, S. 52-20 E. 23 feet to a point in centerline of road, N. 77-15 E. 21 feet to a point in centerline of road, N. 77-15 E. 21 feet to a point in centerline of road corner of Lot #1 in Section 3A; thence S. 16-35 E. 175 feet a point in centerline of road; thence N. 58-05 W. 166 feet to the place of the BEGINNING,.

"" Section 3A of Eden Valley Subdivision is more fully described and shown in Plat Book #2, page 63, recorded with the Register of Deeds for Macon County. The legal description to Lot #5 in Section 3A of Eden Valley Subdivision is in accordance with the survey and plat prepared by R.E. Perry, surveyor, July 1969.

"" Section 3A has been subdivided into 5 lots and platted and surveyed by R.E. Perry, July 1969.

"" The above is subject to building restrictions of record and recorded with the Register of Deeds for Macon County, N.C. in Book I-7, page 173.

' For source of title see Estate File 2019-E-321, Estate of Rose C. Volante and Estate File 2020-E-168, Estate of Nancy Volante Penzi, Macon County Clerk of Superior Court, North Carolina.

' DINA MARIE GOLDBERG obtained title to the above real property by and through the Last Will and Testament of Nancy Volante Penzi, as shown in Estate File 2020-E-168, Office of the Clerk of Superior Court for Macon County, North Carolina.'

Subject to easements for existing roadways and utility lines and facilities, to restrictions of record, and to applicable land use laws and ordinances.

## **TRACT TWO**

BEING the same lands, easements, privileges and appurtenances described in and conveyed by the deed dated April 18, 2023 from Fernando Arrojas, Trustee of the Nancy Penzi Revocable Trust to Dina Marie Goldberg, recorded in Book M-42 at Pages 1912-1915, Macon County Public Registry, and described therein as follows:

'BEING all the same lands, easements, privileges and appurtenances as described in and conveyed by the Deed from Hugh C. Campbell and wife, Lorraine B. Campbell to Rose Volante, dated November 14, 1986, and recorded in the Office of Register of Deeds for Macon County, North Carolina, in Book B-17, Page 386, and being further described as follows:

""BEGINNING on a 10-inch marked poplar, said beginning corner being the Southeast corner of Lot No. 22 and the Northeast corner of Lot No. 21 of Section Three of the Eden Valley Subdivision as shown on plat thereof prepared by Kenyon Hyde, Registered Surveyor, a copy of which is recorded in the office of Register of

Deeds for Macon County, North Carolina in Plat Book No. 2, at page 63 to which we hereby refer for a more complete and accurate description; runs thence North 21 degrees 24 minutes East 75.45 feet to an iron pin set in an oak stump; thence North 18 degrees 44 minutes East 214.88 feet to an iron pin set at white oak snag; thence with the South boundary of the Volante property (Book U-8, page 286, Macon County Records) North 86 degrees 00 minutes West 235.50 feet to an iron pin set on the Southeast margin of a driveway; thence South 65 degrees 57 minutes West 76.26 feet to a point in the driveway; thence South 18 degrees 24 minutes West, passing an iron pipe set on the South margin of the driveway at 5 feet, whole distance 277.04 feet to a point in the center of an access road, said point being the Southeast corner of Lot No. 23 and the Southwest corner of Lot No. 22, said point also being marked by an iron pipe set on the North margin of the road bearing North 18 degrees 24 minutes East at 13.10 feet; thence North 85 degrees 22 minutes East 149.46 feet to an iron pipe set on the North margin of an access road; thence South 86 degrees 46 minutes East 146.90 feet to the point of BEGINNING, containing 1.90 acres and being described herein as surveyed by Thomas H. Cabe and as shown on his unrecorded map dated 11-1-86.

“ This conveyance is made subject to that Notice of Restrictions on Eden Valley Subdivision as recorded in the office of Register of Deeds for Macon County, North Carolina in Deed Book I-7, at page 173 and to easements for existing electric distribution lines.

‘ This being the same property described in the deed dated January 31, 1969, from Jack L. Gale, Trustee, to Hugh C. And Lorraine B. Campbell, wife, and recorded in Book C-8, Page 290, Macon County Registry.

‘For source of title see Estate File 2019-E-321, Estate of Rose C. Volante and Estate File 2020-E-168, Estate of Nancy Volante Penzi, Macon County Clerk of Superior Court, North Carolina.

‘ Fernando Arrojoas, Trustee of the Nancy Penzi Irrevocable Trust dated January 30, 2002, as amended, obtained title to the above real property by and through the Last Will and Testament of Nancy Volante Penzi, as shown in Estate File 2020-E-168, Office of the Clerk of Superior Court for Macon County, North Carolina. Nancy Penzi obtained title to the above real property by and through the Last Will and Testament of Rose C. Volante, as shown in Estate File 2019-E-321, Office of the Clerk of Superior Court for Macon County, North Carolina.’

Subject to easements for existing roadways and utility lines and facilities, to restrictions of record, and to applicable land use laws and ordinances.

### **TRACT THREE**

BEING the same lands, easements, privileges and appurtenances described in and conveyed by the deed dated December 20, 2022 from Dina Marie Goldberg to Dina Marie Goldberg, recorded in Book H-42 at Pages 1097-1100, Macon County Public Registry, and described therein as follows:

‘ BEING all the same lands, easements, privileges and appurtenances as described in and conveyed by the Warranty Deed from Gabriel Volante and wife, Rose Volante, and Nancy Penzi and husband, Louis Penzi, to Albert Volante and wife, Rosa Volante, dated April 25, 1974 and recorded in the Office of Register of Deeds for Macon County, North Carolina, in Book C-10, Page 260, and being further described as follows:

‘BEING all the same lands, easements, privileges and appurtenances as described in and conveyed by the deed from Albert Volante and wife, Rose Volante to Volante Realty, Inc., a Florida corporation, dated June 7, 1971, and recorded in the Office of Register of Deeds for Macon County, North Carolina, in Book U-8, Page 287, and being further described therein as follows:

‘’’ BEGINNING at an iron pipe on East bank of road, S. 75-40W. 200 feet to the corner and access road, S.E. corner of Lot #5 in Section 3A; thence with line of Lot #5, N. 16-35 W. 175 feet a point in access road; thence with access road, 5 courses; N. 77-15 E. 55 feet; S. 50-07 E. 92 feet; S. 77-30 E. passing corner of Lot #4 at 72 feet, whole distance 105 feet; S. 43-15 E. 30 feet; S. 1-00 E. 24 feet to the place of the BEGINNING.

‘’’ Section 3A of Eden Valley Subdivision is more fully described and shown in Plat Book # 2, page 63, recorded with the Register of Deeds for Macon County.

‘’’ The legal description to Lot #1 in Section 3A of Eden Valley Subdivision is in accordance with the survey and plat prepared by R.E. Perry, Surveyor, July 1969. Section 3A has been subdivided into 5 lots and platted and surveyed by R.E. Perry.

‘’’ The above legal description is with reference to Lot #1, in Section 3A in Eden Valley Subdivision’’

‘’’ The above is subject to building restrictions of record and recorded with the Register of Deeds for Macon County, N.C. in Book I-7, page 173.

‘ For source of title see Estate File 2019-E-321, Estate of Rose C. Volante and Estate File 2020-E-168, Estate of Nancy Volante Penzi, Macon County Clerk of

Superior Court, North Carolina.

‘ Dina Marie Goldberg obtained title to the above real property by and through the Last Will and Testament of Nancy Volante Penzi, as shown in Estate File 2020-E-168, Office of the Clerk of Superior Court for Macon County, North Carolina.’

TRACT ONE, TRACT TWO and TRACT THREE are subject to the AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS, EASEMENTS AND CONDITIONS FOR EDEN VALLEY SUBDIVISION, recorded in Book R-32, at Pages 1796-1831, Macon County Public Registry, to easements for existing roadways and utility lines and facilities, to restrictions of record, and to applicable land use laws and ordinances.

**TO HAVE AND TO HOLD** the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple, subject to the exceptions herein enumerated.

**AND**, subject to the exceptions herein enumerated, the Grantor covenants with the Grantees, that Grantor is seized of the premises in fee simple, had the right to convey the same in fee simple, that the property is free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be properly executed  
and sealed.

 (SEAL)  
DINA MARIE GOLDBERG

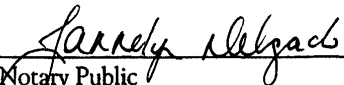
STATE OF Florida  
COUNTY OF Miami-Dade

I, Jannelyn Delgado a Notary Public, do hereby certify that  
(type or print name of Notary)  
DINA MARIE GOLDBERG, Grantor, personally appeared before me this day and acknowledged  
the execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this 28 day of January, 2025.

SEAL-STAMP



  
Notary Public  
My commission expires: 10/27/25