

BK: CRP D-44
PG: 224 - 231
RECORDED:
12/18/2025
10:03:28 AM
DEPUTY
BY: CHRISTIE SMITH

2025007814
MACON COUNTY, NC
TODD RABY
REGISTER OF DEEDS
NO TAXABLE CONSIDERATION
NC FEE \$26.00

Revenue: \$0.00

THIS INSTRUMENT PREPARED BY
KAREN L. KENNEY, a licensed
North Carolina Attorney.

Please return recorded document to:
KENNEY LAW FIRM PLLC
673 Siler RD, STE 4
Franklin, NC 28734

Parcel ID#: 6588562341
Property Address: 787 Rickman Creek RD (2.02 acres, mol)

Property herein conveyed is not the primary residence of a Grantor
No title exam was requested or performed in connection with preparing this deed.

STATE OF NORTH CAROLINA

COUNTY OF MACON



MR

MACON COUNTY
12-17-2025 04:29:36 LS
TAX COLLECTOR'S OFFICE

WARRANTY DEED

THIS DEED, made this, the 11th day of December, 2025, by **DAWN MELVIN** and **KEVIN KEITH**, Trustees of the Thelma Carol Keith Trust dated August 17, 2018, address of 2806 B Mossy Oaks Road, Beaufort, South Carolina 29902, **GRANTOR**; and **KEVIN KEITH**, Trustee, the Kevin Keiroadth Trust under Section 7.02 of the Thelma Carol Keith Trust dated August 17, 2018, address of 725 Blue Springs Road, Elizabethton, Tennessee 37643, **GRANTEE**, whether

submitted electronically by "KENNEY LAW FIRM PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Macon County Register of Deeds.

more; the neuter gender shall be deemed to include the masculine and feminine and the singular number the plural, and vice versa:

RECITALS

WHEREAS, the property which is the subject of this conveyance was owned by Thelma C. Keith at the date of her death on February 7, 2019; and

WHEREAS, the Last Will and Testament of Thelma Keith devised all of her residuary estate to the Thelma Carol Keith Trust; and

WHEREAS, a duly probated will is effective to pass title to real and personal property (reference N.C. Gen. Stat. 31-39(a)), and a will duly probated in another State properly probated in that State may be certified to the Clerk of Court in North Carolina, and a duly certified copy of the will and the probate proceedings produced before the Clerk of Superior Court is valid to pass title or otherwise dispose of real estate in North Carolina (reference N.C. Gen. Stat. 28A-2A-17(d); and

WHEREAS, title to the real estate of Thelma Keith vested in the Thelma Carol Keith Trust upon the Clerk of Court of Macon County, North Carolina's acceptance of the certified copy of her Last Will and Testament originally filed for probate in South Carolina (reference Case No. 23E000345-550, Macon Clerk of Superior Court, Macon County, North Carolina).

NOW, THEREFORE, the Trustees of the Thelma Carol Keith Trust, having been vested with title to the real property herein described now desire to convey the same according to the terms of Thelma Carol Keith's Last Will and Testament filed of record in the Superior Court of Macon County, North.

Certification of Trust

Pursuant to N.C. Gen. Stat. § 36C-10-1013, this Certification of Trust is signed by all the currently acting Trustees of the Thelma Carol Keith Trust dated August 17, 2018, who declare:

1. The Grantor of the Trust is Thelma Carol Keith. During the Grantor's lifetime, the trust was revocable but has become irrevocable at her death.
2. The Trustees of the trust are Dawn Melvin and Kevin Keith.
4. The tax identification number of the trust will be provided upon request to the Trustee.
5. Title to assets held in the trust will be titled as:

Dawn Melvin and Kevin Keith, Trustees, or their successors in interest, of the Thelma Carol Keith Trust dated August 17, 2018, and any amendments thereto.

6. An alternative description will be effective to title assets in the name of the trust or to designate the trust as a beneficiary if the description includes the name of at least one initial or successor Trustee, any reference indicating that property is being held in a fiduciary capacity, and the date of the trust.
7. Excerpts from the trust document that establish the trust, designate the Trustee, and set forth the powers of the Trustee will be provided upon request. The powers of the Trustees include the power to acquire, sell, assign, convey, pledge, encumber, lease, borrow, manage, and deal with real and personal property interests.
8. The terms of the trust provide that a third party may rely upon this Certification of Trust as evidence of the existence of the trust and is specifically relieved of any obligation to inquire into the terms of this trust or the authority of my Trustee, or to see to the application that my Trustee makes of funds or other property received by my Trustee.
9. The trust has not been revoked, modified, or amended in any way that would cause the representations in this Certification of Trust to be incorrect.

WITNESSETH:

That the said Grantor in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has remised and released, and by these presents has remised and released and does forever quitclaim unto the Grantee and the Grantee's heirs and assigns, all right, title, claim and interest of the said Grantor in and to a certain tract or parcel of land lying and being in MACON COUNTY, North Carolina, in the COWEE Township, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED FOR A COMPLETE DESCRIPTION

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 said party of the second part, its 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 said Grantor covenants with said Grantees, their heirs successors and assigns, that they are seized of said premises in fee, and have the right to convey the same in fee simple; that the same are free and clear from all liens and encumbrances, and that they will warrant and defend

[Handwritten Signature]

(SEAL)

KEVIN KEITH, TRUSTEE

STATE OF Tennessee

COUNTY OF Carter

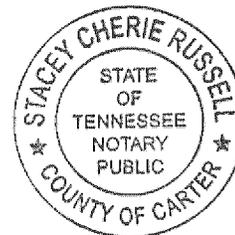
I, Stacey Cherie Russell, A NOTARY PUBLIC of the aforesaid County and State, hereby certify that KEVIN KEITH, personally appeared before me this day and, after being identified by one of the methods checked below, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and Notarial seal, this the 12th day of December, 2025.

[Handwritten Signature]
NOTARY PUBLIC

My Commission Expires: April 30, 2029

- Personal Knowledge
- Driver's License
- Photo ID (government-issued)
- Other ID accepted in the State of Execution: _____



My Commission Expires
Apr. 30, 2029

EXHIBIT A

Title was acquired in two separate deeds, each conveying an undivided one-half interest.

First Deed: Deed Book D-11, page 89 dated March 15, 1976

Being that one-half undivided interest as described in and conveyed by that deed dated March 15, 1976 from ROYAL MAURICE JONES, Grantor, to J. H. KEITH and wife, THELMA C. KEITH and JAMES A. KEITH and wife, MARILYN A. KEITH, Grantee, recorded in the Macon County, North Carolina Land Registry at Deed Book D-11, Page 89, and being more particularly described therein as follows:

All the land described in the deed from Harry D. Freese and wife, Frances L. Freese to Royal Maurice Jones, dated 23 April, 1976, and recorded in the office of Register of Deeds for Macon County, North Carolina, in Deed Book Z-10, page 121, and described therein as follows:

"All the land described in the deed from Thomas C. Carter and wife, Blanche Carter to Harry D. Freese and wife, Frances L. Freese, dated 17 October, 1975, and recorded in the office of Register of Deeds for Macon County, North Carolina, in Deed Book X-10, page 208, and described therein as follows:

"BEGINNING at a point center line of an access road, said point being witnessed by an iron pipe set on the Southwest margin of said access road, said point of beginning also being the fifth and Northeast corner of the land described in the deed from Thomas Carter and wife, Blanche B. Carter to Joel C. Taylor and wife, Edith B. Taylor, dated 15 November, 1971, and recorded in the office of Register of Deeds for Macon County, North Carolina, in Deed Book Z-8, page 218; runs thence from said point of beginning with the center line of said access road, North 30 degrees 56 minutes 40 seconds West 182 feet to a point, North 33 degrees 32 minutes West 61.79 feet to a point and North 35 degrees 23 minutes 10 seconds West 162.9 feet to a point in the center line of State Road No. 1353; thence with the center line of said State Road, South 34 degrees 25 minutes 10 seconds West 71.66 feet; thence South 30 degrees 47 minutes 25 seconds West 99.41 feet to a 36 inch Elm on the Southeast bank of said State Road, the beginning corner of the land described in the deed from J. H. Stockton and wife, Mildred Stockton to Albert Poindexter and wife, Gertrude Poindexter, dated 2 April, 1954, and recorded in the office of Register of Deeds for Macon County, North Carolina, in Deed Book F-6, page 76; thence South 53 degrees 42 minutes 20 seconds West 95.49 feet to a point in the center line of State Road 1353; thence leaving said State Road, South 39 degrees 36 minutes 05 seconds East passing an iron pipe at 19.64 feet, whole distance 360 feet to an iron pipe, the sixth corner of the land described in the deed from Thomas Carter and wife to Joel Taylor and wife above referred to; thence North 49 degrees 23 minutes 20 seconds East passing an iron pipe set on the Southwest margin of an access road at 201 feet, whole distance 212 feet to the point of BEGINNING, containing 2.017 acres, and being described herein as surveyed

by Gardner V. Holden, Registered Surveyor, and as shown on his unrecorded map dated 15 October, 1975.

"This conveyance is made subject to the right of way of State Road No. 1353 (Rickman Creek Road), and to the right of way of the access road, the center line of which forms the Northeast boundary of the lands hereby conveyed, which right of way is 30 feet in width."

Second Deed: K-15, page 18 Deed Date: 10/12/1983

Being that undivided one-half interest in the lands, easements, privileges and appurtenances described in and conveyed by that deed dated October 12, 1983 from JAMES A. KEITH and wife, MARILYN A. KEITH, to J. H. KEITH and wife, THELMA C. KEITH, recorded in the Office of the Register of Deeds for Macon County, North Carolina in Deed Book K-15, page 18, and being more particularly described therein as follows:

Being all that one-half interest in the same lands, easements, privileges and appurtenances described in and conveyed by the deed dated October 12, 1983, from Royal Maurice Jones, a married man legally separated, to J. H. Keith et ux., et al., dated July 8, 1976, and recorded in the Office of the Register of Deeds for Macon County, North Carolina in Deed Book D-11, page 89, and being more particularly described as follows:

BEGINNING at a point in the center line of an access road, said point being witnessed by an iron pipe set on the Southwest margin of said access road, said point of beginning also being the fifth and Northeast corner of the land described in the deed from Thomas Carter and wife, Blanche B. Carter to Joel C. Taylor and wife, Edith B. Taylor, dated 15 November, 1971, and recorded in the Office of the Register of Deeds for Macon County, North Carolina, in Deed Book Z-8, page 218; runs thence from said point of beginning with the center line of said access road, North 30 degrees 56 minutes 40 seconds West 182 feet to a point, North 33 degrees 32 minutes West 61.79 feet to a point and North 35 degrees 23 minutes 10 seconds West 162.9 feet to a point in the center line of State Road No. 1353; thence with the center line of said State Road, South 34 degrees 25 minutes 10 seconds West 71.66 feet; thence South 30 degrees 47 minutes 25 seconds West 99.41 feet to a 36 inch Elm on the Southeast bank of said State Road, the beginning corner of the land described in the deed from J. H. Stockton and wife, Mildred Stockton to Albert Poindexter and wife, Gertrude Poindexter, dated 2 April, 1954, and recorded in the Office of the Register of Deeds for Macon County, North Carolina, in Deed Book F-6, page 76; thence South 53 degrees 42 minutes 20 seconds West 95.49 feet to a point in the center line of State Road 1353; thence leaving said State Road, South 39 degrees 36 minutes 05 seconds East passing an iron pipe at 19.64 feet, whole distance 360 feet to an iron pipe, the sixth corner of the land described in the deed from Thomas Carter and wife to Joel Taylor and wife, above referred to; thence North 49 degrees 23 minutes 20 seconds East passing an iron pipe set on the

Southwest margin of and access road at 201 feet, whole distance 212 feet to the point of BEGINNING, containing 2.017 acres, and being described herein as surveyed by Gardner V. Holden, Registered Surveyor, and as shown on his unrecorded map dated 15 October, 1975.

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