

BK: CRP B-40  
PG: 1346-1349  
RECORDED:  
07-27-2020  
03:16:57 PM  
BY: TODD RABY  
REGISTER



2020005106  
MACON COUNTY, NC  
TODD RABY  
REGISTER OF DEEDS

NC FEE \$26.00  
STATE OF NC  
REAL ESTATE  
EXTX \$240.00

Revenue Stamps: \$240.00  
This instrument prepared by  
**Key Real Estate Legal Services**  
**Gilbert R. Key II, PLLC**  
PO Box 178  
Franklin, NC 28744

and should be returned to:  
**Kenneth Fromknecht**

MAPPING  
M



PARCEL# 6582 54 4221

All or a portion of the lands herein conveyed does not include the primary residence of a Grantor

NORTH CAROLINA  
MACON COUNTY

## WARRANTY DEED

**THIS DEED**, Made this the 24th day of July, 2020, by **GILBERT R. KEY II, unmarried**, party of the first part, GRANTOR; and **301 ENFIELD STREET, LLC, a Florida Limited Liability Company**, of 11927 Satire St., Orlando, FL 32832 party of the second part, 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 the said party of the first part 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 said party of the second part, and its successors and assigns, a certain tract or parcel of land in Franklin Township, Macon County, State of North Carolina, being more particularly described as follows:

**BEING** Lot 9 of Hillside Subdivision as surveyed by Larry Turlington, Registered Land Surveyor as shown on his plat thereof dated December 19, 1986, recorded in the Office of the Register of Deeds for Macon County, North Carolina at **Plat Card # 1647**, and further being the same lands, easements privileges and appurtenances conveyed by the deed from Federal Home Loan Mortgage Corporation to Gilbert R. Key II, PLLC dated August 4, 2011 recorded in Deed Book N-34, at Pages 880-881, and being more particularly described as follows:

Being all the lands, easements, privileges and appurtenances as described in and conveyed by the deed from James W. Akins and wife, Kathie R. Akins, to Robert G. Williamson and wife, Jane C. Williamson dated September 3, 2002 and recorded in the Office of Register of Deeds for Macon County, North Carolina, in Book Z-25, Pages 1608-1611, and more particularly described therein as follows:

Being all the lands, easements, privileges and appurtenances as described in and conveyed by the deed from Richard J. Chodl and wife, Jean D. Chodl to James W. Akins and wife, Kathie R. Akins, dated March 25, 1994 and recorded in the Office of Register of Deeds for Macon County, North Carolina, in Book I-20, Pages 1577-1580, and more particularly described therein as follows:

"Being a portion of the lands described in the Deed from Edward Girard Sisk, et al to Richard J. Chodl and wife, Jean D. Chodl dated September 2, 1988, recorded in Deed Book Z-17, Page 494, Macon County Registry, and being more particularly described as follows:

"BEGINNING at an iron axle set in a spanish oak stump in a fenceline, said point of beginning being the thirteenth corner of the lands described in the Deed recorded in Deed Book Z-17, Page 494, hereinabove referred to, said point of beginning further being the beginning corner of the lands described in and conveyed by the Deed to Donnie Griffin recorded in Deed Book A-19, Pages 1906-1909, Macon County Registry; runs thence from said point of BEGINNING with a line common to the Griffin tract, North 36 degrees 30 minutes 00 seconds West 146.00 feet to an iron pipe; thence with a line common to Lot 3, North 08 degrees 20 minutes 53 seconds East, passing an iron pipe at 102.34 feet, total distance 132.34 feet to a point in the centerline of an existing access road; thence with the centerline of said existing access road the following six courses and distances: South 48 degrees 14 minutes 38 seconds 25.10 feet; South 45 degrees 27 minutes 18 seconds East 24.78 feet; South 42 degrees 03 minutes 01 seconds East 58.21 feet; South 51 degrees 36 minutes 38 seconds East 43.54 feet; South 72 degrees 44 minutes 15 seconds East 42.81 feet and North 88 degrees 19 minutes 25 seconds East 17.30 feet to the point of intersection of the centerline of said access road with the center of a cul-de-sac with the radius of 30 feet, said point bearing a corner common to Lot 7, Lot 8, and Lot 9 of Hillside Subdivision; thence with a line common to Lot 8, South 17 degrees 26 minutes 26 seconds East, passing an iron pipe at 30.00 feet, total distance 148.77 feet to an iron pipe set in a fenceline; thence with the fenceline North 85 degrees 58 minutes 08 seconds West 145.00 feet to the point of BEGINNING, containing .71 acres, more or less and being described herein as surveyed by Larry Turlington, Registered Land Surveyor, and as shown as Lot 9 on his unrecorded plat dated December 19, 1988.

"Grantors further convey unto grantees, their heirs and assigns, the right to use in common with the grantors, their heirs and assigns and all others who now have or hereafter acquire the right to use the same an easement for the existing access road, 20 feet in width, the centerline of which runs as follows:

"BEGINNING at a point in the centerline of the existing access road, said point being the center of a cul-de-sac, 30 feet in width, said point of beginning further being the ninth and easternmost corner of the lands described herein, runs thence South 88 deg. 19 min. 25 sec. West 17.30 feet; North 72 deg. 44 min. 15 sec. West 42.81 feet; North 51 deg. 36 min. 38 sec. West 43.54 feet; North 42 deg. 03 min. 01 sec. West 58.21 feet; North 45 deg. 27 min. 18 sec. West 24.78 feet; North 48 deg. 14 min. 38 sec. West 25.10 feet; North 48 deg. 14 min. 38 sec. West 34.77 feet; North 68 deg. 58 min. 26 sec. West 30.03 feet; South 79 deg. 05 min. 05 sec. West 29.45 feet; South 52 deg. 01 min. 20 sec. West 29.15 feet; South 46 deg. 35 min. 51 sec. West 86.25 feet; South 52 deg. 05 min. 44 sec. West 42.40 feet; South 47 deg. 57 min. 00 sec. West 21.58 feet; South 30 deg. 16 min. 04 sec. West 30.87 feet; South 22 deg. 09 min. 31 sec. West 34.83 feet; South 05 deg. 12 min. 03 sec. West 30.26 feet; South 22 deg. 15 min. 07 sec. East 40.49 feet; South 38 deg. 58 min. 53 sec. East 39.86 feet; South 30 deg. 12 min. 22 sec. East 21.69 feet; South 20 deg. 56 min. 02 sec. East 21.99 feet; South 15 deg. 30 min. 36 sec. East 37.68 feet; South 26 deg. 17 min. 51 sec. East 30.53 feet; South 32 deg. 22 min. 44 sec. East 42.52 feet; South 13 deg. 41 min. 07 sec. East 41.65 feet; South 16 deg. 21 min. 13 sec. West 41.44 feet; South 34 deg. 14 min. 10 sec. West 33.15 feet; South 67 deg. 39 min. 08 sec. West 29.23 feet; North 68 deg. 25 min. 19 sec. West 32.21 feet; North 67 deg. 13 min. 22 sec. West 35.82 feet; and North 58 deg. 52 min. 16 sec. West 90.85 feet to a point in

West 163.54 feet; North 05 deg. 05 min. 16 sec. West 88.31 feet; and North 05 deg. 23 min. 31 sec. West 60.53 feet to the point of intersection with N.C.S.R. #1127; provided, however, grantors specifically reserve for themselves, their heirs and assigns, the right to use said access roads in common with grantees, their heirs and assigns, and particularly any portion thereof falling within the boundary of the lands described.

“Grantors further convey unto grantees, their heirs and assigns an undivided one-twenty fourth interest in and to the following tract of land, together with the right to use the well and water system located thereon together with grantors and all others having an equal right to use the same, which tract is more particularly described as follows:

“BEGINNING at an iron pipe set in a fenceline, said iron pipe marking the penultimate and southernmost corner of the .63 acre tract of land described in the deed from Richard J. Chodl and wife, Jean D. Chodl to Donnie Griffin, dated March 15, 1991, and recorded in Deed Book A-19, Page 1906-1909, Macon County Registry; runs thence from said point of BEGINNING with the fenceline South 15 degrees 03 minutes 53 seconds West 80.00 feet to an iron pipe in the fenceline; thence leaving the fenceline South 67 degrees 39 minutes 05 seconds West 85.09 feet to an iron pipe; thence South 83 degrees 58 minutes 28 seconds West 44.73 feet to an iron pipe; thence North 80 degrees 01 minutes 35 seconds West 47.86 feet to an iron pipe; thence North 70 degrees 34 minutes 22 seconds West 39.85 feet to an iron pipe located on the southwest margin of an existing access road and 20 foot wide road right of way; thence North 67 degrees 39 minutes 08 seconds East 16.59 feet to a point in the centerline of said access road and road right of way; thence with the centerline of said access road and road right of way the following 4 courses and distances, to wit: South 78 degrees 44 minutes 10 seconds East 63.21 feet; North 80 degrees 44 minutes 15 seconds East 65.02 feet; North 60 degrees 23 minutes 21 seconds East 40.59 feet, and North 28 degrees 57 minutes 01 seconds East 87.55 feet to a point in the centerline of said access road and road right of way; thence leaving the same South 48 degrees 45 minutes 36 seconds East 12.64 feet to the point of BEGINNING, being described herein as surveyed by Larry Turlington, Registered Land Surveyor, and as shown on his unrecorded plat dated December 19, 1988. Grantors specifically reserve for themselves, their heirs and assigns, the right to use said well and water system along with grantees, their heirs and assigns.

“Grantors further convey unto grantees, their heirs and assigns, the right to use in common with grantors, their heirs and assigns and all others who now have or hereafter acquire the right to use the same, the existing water pipelines and water system leading from the well lot described hereinabove to Lot 9, the lands hereby conveyed, together with the additional right to enter upon the lands over which the water pipelines traverse for the purpose of repairing and replacing said water pipelines; provided, however, that by their acceptance of this deed, the grantees agree for themselves, and their heirs and assigns, to pay their proportionate share of the cost of maintenance, upkeep and operation of said water system, said share to be based upon the number of lot owners having the right to use the same. being a one-twenty-fourth share of the total cost of said maintenance.

“Grantors reserve for themselves, their heirs and assigns, an easement 15 feet in width measured from the centerline of all roadways to be utilized for installing waterlines and other utility lines.

“This conveyance is made subject to the following restriction, covenant and condition: No mobile homes or travel trailers shall be placed on the property, for the purpose of utilizing the same as either a permanent or temporary dwelling or residence.”

**TO HAVE AND TO HOLD** the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging, or in anywise thereupon appertaining, unto the said party of the second part, and 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 party of the first part covenants with said party of the second part, its 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 whatsoever, subject to those exceptions, reservations and limitations following the description hereinabove set forth.

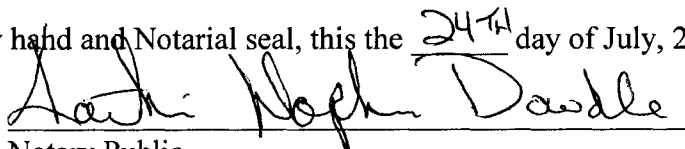
**IN TESTIMONY WHEREOF**, the said party of the first part has hereunto set his hand and seal, the day and year first above written.

  
 \_\_\_\_\_ (SEAL)  
**GILBERT R. KEY II**

STATE OF NORTH CAROLINA  
COUNTY OF MACON

I, KATHI HOPKINS DOWDLE Notary Public of the aforesaid County and State hereby certify that **GILBERT R. KEY II, unmarried** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and Notarial seal, this the 24<sup>th</sup> day of July, 2020.

  
 \_\_\_\_\_  
 Notary Public

My Commission Expires: 2-5-2022

KATHI HOPKINS DOWDLE  
Notary Public, North Carolina  
Macon County  
My Commission Expires  
February 05, 2022

(NOTARIAL SEAL)