

BK: CRP X-42
PG: 428-431
RECORDED
12-20-2023
10:28:39 AM
BY: TODD RABY
REGISTER



2023008025
MACON COUNTY, NC
TODD RABY
REGISTER OF DEEDS

NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$278.00

WARRANTY DEED

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of the closing proceeds.

Revenue \$278.00

Prepared by:
Joseph M. Collins
COLLINS & COLLINS LAW P.A.
217 Iotla Street
Franklin, North Carolina 28734

Return to:
Kenneth W. Fromknecht, II
LAW OFFICES OF KENNETH W. FROMKNECHT, II
29 Iotla Street
Franklin, North Carolina 28734

Grantees' permanent mailing address:
123 Doster Drive
Franklin, North Carolina 28734

PIN #6595-51-9494

STATE OF NORTH CAROLINA
COUNTY OF MACON

MAPPING
MR

THIS DEED, made this the 14th day of December, 2023, by and between **JAMES H. MARTIN and wife, JULIE MARTIN, and JULIE ANN BROWN and husband, DENNY**

BROWN, Grantor, and **BEAR MOUNTAIN, LLC**, a North Carolina limited liability company, 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 Grantor, 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 Grantee, and his heirs, successors, and assigns, a certain tract or parcel of land in Franklin City Township, Macon County, North Carolina, being more particularly described as follows:

BEING a portion of the lands, easements, privileges and appurtenances as described in the deed from Fred J. Dills to William R. Martin and James H. Martin, dated 13 August 1997 and recorded in Deed Book D-22, Pages 170-172, Macon County Land Registry, and being more particularly described as follows:

BEING **TRACT B, containing 0.505 of an acre**, as surveyed by Sprinkle Surveying P.A., Barry S. Bacon, Professional Land Surveyor, and shown on a plat dated 17 November 2023, entitled Plat of Subdivision for James H. Martin, drawing number 6904A, and being recorded in Plat Book 5, Plat Card #12860, Macon County Land Registry, to which reference is hereby made for a more complete description.

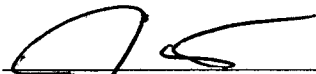
SUBJECT TO AND TOGETHER WITH those easements and rights of way as shown on the above referenced recorded plat.


All or a portion of the properties herein conveyed do not include the primary residence of a Grantor.

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 Grantee, and his heirs, 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 Grantor covenants with Grantee, his heirs, 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 whomsoever, subject to those exceptions, reservations, and limitations following the description hereinabove set forth.

IN TESTIMONY WHEREOF, Grantor has set his hand and seal, the day and year first above written.


 (SEAL)
James H. Martin

 (SEAL)
Julie Martin

STATE OF SOUTH Carolina
COUNTY OF Berkley

I, a Notary Public of the County and State aforesaid, certify that James H. Martin, Executor of the Estate of William Ray Martin, and James H. Martin and wife, Julie Martin, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 14 day of December, 2023.

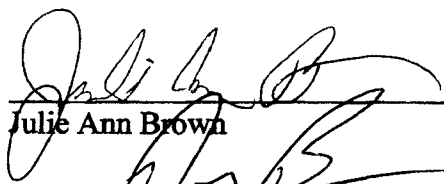
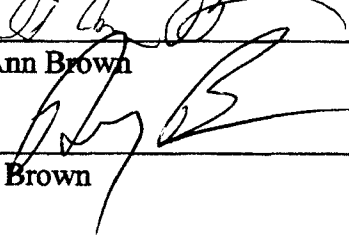
(SEAL)



Notary Public
My Commission Expires: **My Commission Expires: 11/04/2026**



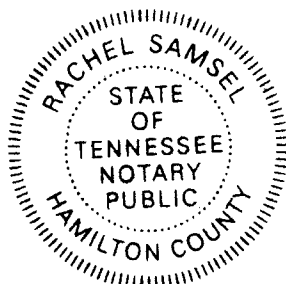
IN TESTIMONY WHEREOF, Grantors have set their hands and seals, the day and year first above written.

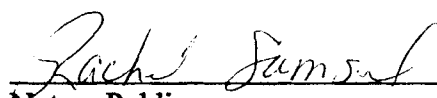
 (SEAL)
Julie Ann Brown
 (SEAL)
Denny Brown

STATE OF Tennessee
COUNTY OF Hamilton

I, a Notary Public of the County and State aforesaid, certify that Julie Ann Brown and husband, Denny Brown personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 14 day of December, 2023.

(SEAL)




Notary Public
My Commission Expires: 8/12/2026