

BK: CRP H-42

PG: 1513-1515

RECORDED
12-29-2022
12:36:58 PM
BY: TODD RABY
REGISTER

2022009724

MACON COUNTY, NC

TODD RABY
REGISTER OF DEEDSNC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$1335.00

Revenue \$1,335.00
THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
ORVILLE D. COWARD, JR., a licensed
North Carolina Attorney. Delinquent taxes,
if any, to be paid by the closing attorney to
the county tax collector upon disbursement
of closing proceeds.
COWARD, HICKS & SILER, P.A.
43 WEST MAIN STREET
FRANKLIN, NORTH CAROLINA 28734

PIN: 7541-96-2060
22M659T

MAPPING
ML

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this the 29th day of December, 2022, by and between **JERRY C. WEST and wife, HANNAH D. WEST**, Grantors; and **RODERICK SINTOW and wife, IRENE SINTOW**, of 1955 NE 118 Road, North Miami, Florida, 33181-2411, Grantees. (The designation Grantors 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.)

W I T N E S S E T H :

THAT the Grantors, in consideration of Ten Dollars and Other Valuable Consideration (\$10.00 OVC), the receipt of which is hereby acknowledged, have bargained and sold, and by these

presents do bargain, sell, and convey unto the Grantees, in fee simple, all that certain lot or parcel of land situated in Highlands Township, Macon County, State of North Carolina, and being more particularly described as follows:

BEING the same lands, easements, privileges and appurtenances described in and conveyed by the deed dated November 21, 2019, from John H. Robinson, Jr. to Jerry C. West and wife, Hannah D. West, recorded in Book P-39 at Pages 116-118, Macon County Public Registry, and being more particularly described as follows: BEING Lot 66, Cold Springs Development, containing 0.90 acres, as shown on a plat thereof prepared by Benjamin A. West, PLS, Smoky Mountain Land Surveying, PA, dated December 20, 2022, drawing number 5592, recorded in Plat Card # 12361, Macon County Registry, to which reference is specifically made.

TOGETHER WITH a non-exclusive right-of-way over the existing access roads shown on the above-referenced plat, together with continuations thereof, for purposes of ingress and egress between subject property and N.C.S.R. 1540 (Shortoff Road).

SUBJECT TO that certain Restrictive Agreement dated July 8, 1995, and recorded in Book Z-20, Page 2066, and re-recorded in Book I-21, Page 60, and Book D-29, Page 700, Macon County Registry, to which reference is specifically made, together with any and all recorded supplements and amendments thereto of public record.

Subject to the matter shown on the above referenced recorded plat, 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 Grantors covenant with the Grantees, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that the property is free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or if corporate has caused this instrument to be signed in its corporate name by its duly authorized officer, the day and year first above written.

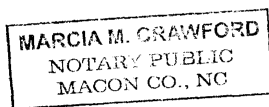
Jerry C. West (SEAL)
JERRY C. WEST
Hannah D. West (SEAL)
HANNAH D. WEST

NORTH CAROLINA
Macon COUNTY

I, Marcia M. Crawford a Notary Public, do hereby certify that
(type or print name of Notary)
JERRY C. WEST and wife, HANNAH D. WEST, Grantors, each personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this 28th day of December, 2022.

✓ SEAL-STAMP



Marcia M. Crawford
Notary Public
My commission expires: 8-28-26