

BK: CRP M-38
PG: 1696-1698
RECORDED
03-29-2018
11:14:25 AM
BY: TODD RABY
REGISTER



2018002042
MACON COUNTY, NC
TODD RABY
REGISTER OF DEEDS

NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$814.00

Revenue \$814.00

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

MAKING
12/16

PIN: 6595 10 6383

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this the 27th day of February, 2018, by and between **BARNARD INNS OF NORTH CAROLINA, INC., a North Carolina corporation**, Grantor; and **ARROWOOD PROPERTIES, LLC, a North Carolina limited liability company**, of 246 Foxwood Drive, Franklin, North Carolina, 28734, Grantee. (The designation Grantor and Grantee 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 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 Grantee, in fee simple, all that certain lot or parcel of land situated in Franklin Township, Macon County, State of North Carolina, and being more particularly described as follows:

BEING the FIRST TRACT described in the deed dated July 28, 1993, from Bruce Bryant and wife, Freda Hall Bryant, to Barnard Inns of North Carolina, Inc., recorded in Book O-20 at Pages 1054-1057, Macon County Public Registry, and being more particularly described as follows: BEING that certain 0.25 acre parcel as shown on the survey map by Benjimin A. West, PLS, Smoky Mountain Land Surveying, PA, drawing number 4909, dated February 16, 2018, recorded on Plat Card # 9731, Macon County Public Registry, to which reference is hereby made for a full and complete description.

This conveyance is made subject to and together with the provisions of: (1) the Boundary Line and Easement Agreement of even date herewith between the Grantor herein and the Town of Franklin, recorded in the Macon County Public Registry contemporaneously herewith; (2) the Boundary Line, Party Wall, Common Parking Lot Easement, and Utility Easement Agreement of even date herewith between the Grantor herein and Baird Cove Properties, LLC, recorded in the Macon County Public Registry contemporaneously herewith; (3) the Easement Deed of even date herewith from the Grantor herein and Baird Cove Properties, LLC to the Town of Franklin recorded in the Macon County Public Registry contemporaneously herewith; (4) the Easement Deed of even date herewith from the Grantor herein and Baird Cove Properties, LLC to Grantor herein and Baird Cove Properties, LLC, recorded in the Macon County Public Registry contemporaneously herewith; and (5) easements for existing utility lines and facilities.

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

AND, subject to the exceptions herein enumerated, the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has 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 hereunto set his hand and seal, 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.

BARNARD INNS OF NORTH
CAROLINA, INC.

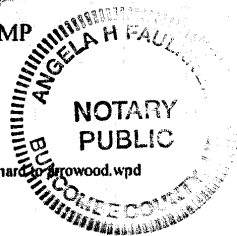
By: Barnard B. Bryant
Barnard B. Bryant, its President

NORTH CAROLINA
Burcombe COUNTY

I, Angela H. Faulkner, do hereby certify that Barnard B. Bryant personally appeared before me this day and acknowledged that he is President of BARNARD INNS OF NORTH CAROLINA, INC., a North Carolina corporation, and that by authority duly given and as an act of the corporation, the foregoing instrument was signed in its name by him as its President.

WITNESS my hand and official stamp or seal, this 27 day of March, 2018.

SEAL-STAMP



W:\RPM\MC\barnard\growood.wpd

Angela H. Faulkner
Notary Public

My commission expires: 8/1/2020