

BK: CRP J-40
PG: 2014-2016
RECORDED:
11-19-2020
08:26:48 AM
BY: TODD RABY
REGISTER



2020009099
MACON COUNTY, NC
TODD RABY
REGISTER OF DEEDS

NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$450.00

Revenue \$450.00

THIS INSTRUMENT PREPARED BY:

APRIL L. SGRO, 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.

Please return recorded document to:

Sloan & VanHook, PLLC

Stuart Sloan

70 Iotla Street, Franklin, NC 28734

MAPPING
OK

PIN: 7503912638

This property is not the primary residence of Seller.

NORTH CAROLINA

MACON COUNTY

WARRANTY DEED

THIS DEED, Made this the November 14, 2020 day of November, 2020, by **TEARLEY BENSON PICKLESIMER, JR. a/k/a Tearley B. Picklesimer, and wife, CHRISTINA B. PICKLESIMER**, Grantor, and **ROBERT E. BALES and wife, LEIGH S. BALES**, of 1050 Nickajack Road, Franklin, North Carolina 28734, Grantee. The designations 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.

WITNESSETH, that the Grantor in consideration of Ten Dollars and other valuable consideration, the receipt of which is hereby acknowledged, has by these presents does bargain,

sell and convey unto Grantee in fee simple a certain tract or parcel of land in Ellijay Township, Macon County, State of North Carolina, being more particularly described as follows:

Being all the same lands, easements, privileges and appurtenances described in and conveyed by the deed dated September 12, 2008 from Evelyn Joyce Buchanan, Sole Trustee under the Last Will and Testament of Dessie G. Blanton, deceased, to Tearley B. Picklesimer and wife, Christina B. Picklesimer, recorded in Book O-32, Pages 1128-1129, Macon County Public Registry, and being described therein as follows:

“Being a portion of the lands, easements, privileges and appurtenances as described in and conveyed by the deed from Bessie Mashburn Browning and husband, C.R. Browning, and Anna Bell Mashburn Dehart and husband, Lon Dehart, to F.G. Blanton and wife, Dessie G. Blanton, dated August 10, 1943 and recorded in the Office of Register of Deeds for Macon County, North Carolina, in Book J-5, Page 215, and being more particularly described as follows:

“BEGINNING at a point in the center line of State Road #1674, Nickajack Road, the same being the third corner of the land described in the deed from Dessie G. Blanton, widow, to Evelyn Blanton Buchanan and husband, Branch H. Buchanan, dated January 19, 1977 and recorded in the Office of Register of Deeds for Macon County, North Carolina, in Book K-11, Page 5, runs thence with the center line of State Road #1674 the following courses and distances: S 37° 03' 00" W 54.60 ft., S 37° 02' 12" W 38.52 ft., S 32° 10' 12" W 56.86 ft., S 26° 47' 12" W 65.48 ft. and S 23° 14' 12" W 89.77 ft. to an iron pin in the center line of State Road #1674; thence leaving the road and with a severance line of the property above conveyed, S 60° 34' 05" E 93.60 ft. to an iron pipe; thence N 65° 40' 20" E 168.85 ft. to an iron pipe; thence N 05° 16' 00" E 186.12 ft. to an iron pipe; thence N 61° 41' 21" W, passing an iron rod set at 78.67 ft., whole distance 114.91 ft. to the BEGINNING, containing 1.10 acres more or less, according to the recent survey by Sprinkle Surveying, PA, G.L. Sprinkle, PLS, dated August 18, 2008.

“This conveyance is made subject to the right-of-way for State Road #1674 and to existing public utilities.

“For source of title see the Last Will and Testament of Dessie G. Blanton as filed in the Office of the Clerk of Court for Macon County, North Carolina.”


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 Grantee in fee simple.

AND THE GRANTOR COVENANTS with Grantee that Grantor is seized of said premises in fee; has the right to convey the same in fee simple; that the same are free and clear from all liens and encumbrances; and that Grantor 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 Grantor has hereunto set his hand and seal the day and year first above written.

 (SEAL)
Tearley Benson Picklesimer, Jr.

 (SEAL)
Christina B. Picklesimer

STATE OF North Carolina
COUNTY OF Macon

I, April L. Sgro, Notary Public of the aforesaid County and State hereby certify that **TEARLEY BENSON PICKLESIMER, JR. and wife, CHRISTINA B. PICKLESIMER** 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 17 day of November, 2020.

(NOTARIAL SEAL)


Notary Public

My Commission Expires: May 18, 2025

