



2011003274

MACON CO, NC FEE \$25.00
PRESENTED & RECORDED:

05-18-2011 02:03:05 PM

TODD RABY
REGISTER OF DEEDS
BY: TODD RABY
REGISTER

BK: CRP I-34

PG: 421-423

Excise Tax \$ *EXEMPT*

Recording Time, Book and Page

Tax Lot No.: _____ Parcel Identifier No.: 6564-56-3918
Verified by: _____ County on the _____ day of _____

By: _____


Mail after recording to Debra L. Britt and Douglas R. Britt

This instrument was prepared by: Mark A. Pearson, Attorney at Law/Brock & Scott, PLLC

Brief description for the Index *Delinquent taxes, if any, to be paid at closing by closing agent.*
Unit 25 of Ridgecrest Villas, Phase Two, as recorded on
Plat Card 5336

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 11th day of April, 2011, by and between

Grantor	Grantee
FEDERAL HOME LOAN MORTGAGE CORPORATION	Debra L. Britt and Douglas R. Britt
Mailing Address: 5000 Plano Parkway Carrolton, Texas 75010 	Mailing Address: <i>7450 Deerz Path Lane Land O Lakes, FL 34637</i> Property Address: 54 C LONGBOW LANE Franklin, NC 28734
Enter in appropriate block for each party; name, address, and, if appropriate, character of entity, e.g. corporation or partnership.	

Notice per NCGS §105-317-2: The above mentioned property is not a primary residence of the Grantor.

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.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey into the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Franklin, Cartersville Township, Macon County, North Carolina and more particularly described as follows:

LEGAL DESCRIPTION

"Exhibit A"

LEGAL DESCRIPTION

“Exhibit A”

Being the same lands, easements, privileges and appurtenances as described in that deed from Willow View Properties, Inc. a north carolina corporation to Curtis H. Cook, Sr and wife, Gena W. Cook, recorded in Deed Book M-31 Page 313-314, Macon County Land Registry to which reference is hereby made.

More particularly described as;

Being Unit #25 of Ridgecrest Villas, Phase Two, as shown on the plat thereof dated May 14, 2005, last revised May 25, 2007, prepared from a survey by G. L. Sprinkle, Registered Land Surveyor, recorded on Plat Card 5336, Macon County Land Registry, to which plat reference is hereby made for a complete description of the property hereby conveyed.

The Grantor further conveys to the Grantee easements for the existing access roads running from the property hereby conveyed to the State Road.

This conveyance is made subject to easements shown on the plat above referred to and to easements for the road and utility rights of way across the unimproved portion of the property shown in said plat to provide access to other property of the Grantor.

This conveyance is made subject to the Declaration of Covenants and Restrictions of Ridgecrest Villas dated, 10 January 2003, recorded in Book K-26, Page 632, Macon County Land Registry.

This conveyance is made subject to the Contract and Agreement between Mill Creek Golf Club of Franklin, Inc. and Mill Creek Estates Property Owners' Association, Inc., dated 29 June 1988, recorded in Book G-18, Page 142, Macon County Land Registry.

By acceptance of this conveyance, the Grantee agrees for itself, its heirs, successors and assigns, to become a member of Mill Creek Estates Property Owners' Association, Inc., and is subject to all the rules and regulations of said Association.

Prior Grantor(s): CURTISS H. COOK SR. AND WIFE, GENA W. COOK
Property Address: 54 C LONGBOW LANE, Franklin, NC 28734

The property hereinabove described was acquired by the Grantor by instrument recorded in Book CRP Y-33, Page 1478, Macon County Public Register of Deeds.

A map showing the above described property is recorded in Map Book Card, Page 5336.

TO HAVE AND TO HOLD the aforesaid lot or parcel or land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Easements, conditions, restrictions of record, and the 2011 Ad Valorem property taxes, a lien but not yet due and payable.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

FEDERAL HOME LOAN MORTGAGE CORPORATION by BROCK & SCOTT, PLLC, as Attorney-In-Fact.

By: _____
Name: Mark A. Pearson
Title: Member/Manager

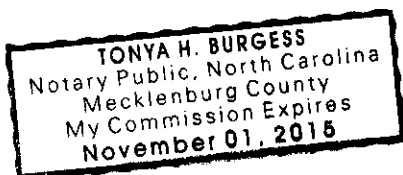
STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I certify that the following person personally appeared before me this day, acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Mark A. Pearson (name of signer) as Member Manager for BROCK & SCOTT, PLLC as Attorney in Fact for FEDERAL HOME LOAN MORTGAGE CORPORATION by BROCK & SCOTT, PLLC, Attorney in Fact.

Witness my hand and notarial seal, this 11th day of April, 2011.



Tonya H Burgess
Notary Public
Name: Tonya H. Burgess
My Commission Expires: November 1, 2015

This notary acknowledgement made pursuant to new NCGS § 10B-40, § 10B-41, § 47-37.1(b). Effective December 1, 2005.
(Affix Notarial Seal/Stamp)