

BK: CRP T-41  
PG: 1370-1372  
RECORDED:  
04-11-2022  
02:43:46 PM  
BY: TODD RABY  
REGISTER



2022002783  
MACON COUNTY, NC  
TODD RABY  
REGISTER OF DEEDS

NC FEE \$26.00  
STATE OF NC  
REAL ESTATE  
EXTX \$18.00

## 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 \$18.00

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

Grantees' permanent mailing address: 12361 150<sup>th</sup> Court North  
Jupiter, FL 33478

PIN #7517-24-4053

MAPPING  
Mh

STATE OF NORTH CAROLINA  
COUNTY OF MACON

THIS DEED, made this the 6<sup>th</sup> day of April, 2022, by and between **DOROTHY P. BLALOCK, Trustee, of The Dorothy P. Blalock Revocable Trust utd 27 January 1999 and amended on 25 May 2005 and 26 August 202, a Certification of Trust being recorded of even date herewith in Deed Book T-41, Pages 1368-1369, Macon County Land Registry, Grantor, and ROBERT MORRIS CHRISTMAS and wife, JOANNA MARIE CHRISTMAS, 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 Millshoal Township, Macon County, North Carolina, being more particularly described as follows:

BEING the same lands, easements, privileges and appurtenances as described in the deed from Dorothy P. Blalock to Dorothy P. Blalock as Trustee, dated 27 January 1999 and recorded in Deed Book L-23, Pages 1985-186, Macon County Land Registry, and being more particularly described therein as follows:

"All that certain lot or parcel of land situated near the Town of Franklin, Millshoal Township, Macon County, North Carolina, and more particularly described as follows:

"BEING Lot Number 507-508, Section 16, Watauga Vista, Inc., mapped and surveyed dated 8 September 1980 by Thomas H. Cabe, Registered Land Surveyor, as recorded in the Office of the Register of Deeds, Macon County, North Carolina, in Plat Cabinet 1, Slide 177, Page 5. Reference is hereby made to said plat and record for a more complete and accurate description of the property hereby conveyed.

"SUBJECT to the covenants and restrictions of Watauga Vista, Inc., as recorded in the Office of the Register of Deeds for Macon County, North Carolina, in Book E-7, Page 124; and amendments to Restrictions as recorded in the Office of the Register of Deeds, Macon County, North Carolina, as follows: Book H-7, Page 273; Book P-7, Page 41; Book T-7, Page 366; Book V-7, Page 300; Book Z-7, Page 145; Book C-8, Page 195; Book F-8, Page 284; Book O-8, Page 254; Book R-8, Page 6; Book Y-8, Page 249; Book D-9, Page 173; and Book C-12, Page 25."

All or a portion of the property herein conveyed does 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.

Dorothy P. Blalock (SEAL)  
Dorothy P. Blalock, Trustee

STATE OF Florida  
COUNTY OF Escambia

I, a Notary Public of the County and State aforesaid, certify that Dorothy P. Blalock, Trustee, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this 6<sup>th</sup> day of April, 2022.

(SEAL)



RENEE MERCHANT  
Commission # HH 136233  
Expires October 1, 2025  
Bonded Thru Budget Notary Services

Renee Merchant  
Notary Public  
My Commission Expires: 10-1-2025



RENEE MERCHANT  
Commission # HH 136233  
Expires October 1, 2025  
Bonded Thru Budget Notary Services