

BK: CRP L-39

PG: 60-65

RECORDED:

09-19-2019

03:18:56 PM

BY: TODD RABY

REGISTER



2019006202

MACON COUNTY, NC

TODD RABY

REGISTER OF DEEDS

NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$310.00

Revenue \$310.00

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:

Jones, Key, Melvin & Patton, PA

61 E. Main Street, Franklin, NC 28734

PIN#: 6587310736, ~~6587217780~~ + 6587310908

This property is not the primary residence of Seller.

MAPPING

NORTH CAROLINA

MACON COUNTY

WARRANTY DEED

THIS DEED, Made this the 12th day of September, 2019, by **ERIKA ESTOK** the
unremarried widow of Michael F. Estok a/k/a Michael S. Estok, deceased (copy of death certificate
attached hereto), of 10940 NW 17th Court, Hollywood, FL 33026, party of the first part, and
MICHAEL C. COFFMAN and wife, THEODORA P. COFFMAN, of 2073 Pinellas Point Drive
South, Saint Petersburg, FL 33712; parties of the second part; 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 the said party of the first part 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 said parties of the second part, and their heirs and assigns, a certain tract or parcel of land in Cowee Township Township, Macon County, State of North Carolina, being more particularly described as follows:

Being all those certain tracts or parcels of land containing 1.59 acres, 2.04 acres and 1.00 acre, more or less, as shown on the survey prepared by G.L. Sprinkle, P.L.S., dated September 9, 2019, under drawing number 6459A, entitled, "Michael & Theodora Coffman", and recorded at Plat Card # 10486, Macon County Registry, together with and subject to matters shown thereon.

Being all the same lands, easements, privileges and appurtenances described in and conveyed by the deed dated August 1, 1983 from George E. Saxman and wife, Pauline A. Saxman, to Michael F. Estok and wife, Erika Estok, recorded in Book G-15, Pages 111-113, Macon County Public Registry, such easements, privileges, appurtenances, exceptions and conditions being described therein as follows:

"Parties of the first part also convey unto parties of the second part, and their successors in title to the land hereby conveyed, the right to use the road right of way referred to in the above description, together with a continuation thereof to the public road, in common with parties of the first part, their heirs and assigns, and all other persons who now have or may hereafter acquire the right to use the same.

"This conveyance is made subject to that portion of the road right of way referred to in the above description lying within the boundary lines of the land hereby conveyed, and is also subject to easements and rights of way of existing utilities."

Being all the same lands, easements, privileges and appurtenances described in and conveyed by the deed dated August 5, 1983 from Daniel W. DeWitt and wife, Beverly A. DeWitt, to Michael F. Estok and wife, Erika Estok, recorded in Book G-15, Pages 106-108, Macon County Public Registry, such easements, privileges, appurtenances, exceptions and conditions being described therein as follows:

"Parties of the first part also convey unto parties of the second part, and their successors in title to the land hereby conveyed, the right to use the road rights of way referred to in the above described land in common with parties of the first part, their heirs and assigns, and all other persons who now have or may hereafter acquire the right to use the same, together with a continuation thereof to the public road. Parties of the first part specifically reserve the right to convey to any other person or persons the right to use said road right of way. Parties of the first part further specifically

reserve the right to convey, without the joinder of parties of the second part in this deed or their successor or successors in title, such easement and/or easements as the North Carolina Department of Transportation (Highway & Roads Division) may require in the event said road is accepted and added to the state secondary road system. Parties of the first part also reserve unto themselves, their heirs and assigns, an easement or right of way for all public utilities along any portion of the road rights of way, or within 10 feet thereof, and/or along or within 10 feet of the property lines of the land hereby conveyed that do not go to the center line of a road right of way, and to go upon the same to make reasonable construction, repair or replacement thereof provided, however, that said lines shall not interfere with any residence, house or home on said land at the time of the original installation thereof.”

Being all the same lands, easements, privileges and appurtenances described in and conveyed by the deed dated August 25, 1983 from Karl E. Werner and wife, Helen P Werner, to Michael S. Estok and wife, Erika Estok, recorded in Book H-15, Page 265, Macon County Public Registry, such easements, privileges, appurtenances, exceptions and conditions being described therein as follows:

“The land hereby conveyed is conveyed subject to that portion of the road right of way referred to in the above description lying within the boundary line thereof; parties of the first part give and grant unto parties of the second part and their successors in title to the land hereby conveyed the right to use said road right of way in common with parties of the first part, their heirs and assigns, and all other persons who now have or may hereafter acquire the right to use the same. Parties of the first part specifically reserve the right to convey to any other person or persons the right to use said road right of way. Parties of the first part further specifically reserve the right to convey, without the joinder of parties of the second part in this deed or their successor or successors in title, such easement and/or easements as the North Carolina Department of Transportation (Highway & Roads Division) may require in the event said road is accepted and added to the state secondary road system. Parties of the first part also reserve unto themselves, their heirs and assigns, an easement or right of way for all public utilities along any portions of the road rights of way, or within 10 feet thereof, and/or along or within 10 feet of the property lines of the land hereby conveyed that do not go to the center line of a road right of way, and to go upon the same to make reasonable construction, repair or replacement thereof, provided however, that said lines shall not interfere with any residence, house or home on said land at the time of the original installation thereof.”

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 said parties of the second part, and their heirs 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 said party of the first part covenants with said parties of the second part, their heirs and assigns, that she 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 she 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 said party of the first part has hereunto set her hand and seal the day and year first above written.

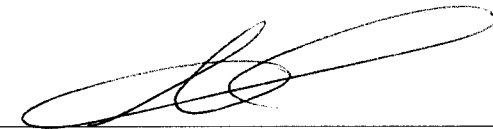

(SEAL)
Erika Estok

STATE OF FLORIDA
COUNTY OF Broward

I, Andy Penafiel Notary Public of the aforesaid County and State hereby certify that **ERIKA ESTOK** 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 September, 2019.

 Andy V. Penafiel
State of Florida
My Commission Expires 06/09/2023
Commission No. GG 338546


Notary Public
My Commission Expires: June 09 2023

(NOTARIAL SEAL)

STATE OF FLORIDA

OFFICE of VITAL STATISTICS

CERTIFIED COPY

CERTIFICATE OF DEATH
FLORIDATYPE OR
PRINT IN
PERMANENT
BLACK INK

LOCAL FILE NO.		DECEDENT'S NAME		FIRST		MIDDLE		LAST		SEX	
		Michael		Frank		Esok				Male	
1. DATE OF DEATH (Month, Day, Year)		December 18, 2002		4. SOCIAL SECURITY NUMBER		290-28-6461		6a. AGE (at Birth)		66	
2. DATE OF BIRTH (Month, Day, Year)		June 17, 1936		7. BIRTHPLACE (City and State or Foreign Country)		Lorain, Ohio		8. WAS DECEDENT BORN IN U.S.?		Yes	
9a. PLACE OF DEATH (Check only one, and instructions on other side)		10a. FACILITY NAME (If not institution, give street and number)		9b. CITY, TOWN, OR LOCATION OF DEATH		Fort Lauderdale		9c. COUNTY OF DEATH		Broward	
10b. DECEASED'S USUAL OCCUPATION		10c. KIND OF BUSINESS/INDUSTRY		11. MARITAL STATUS - Married, Never Married, Widowed, Divorced (Specify)		12. SURVIVING SPOUSE (If alive, give name and number)		Erika Meszaros			
13a. RESIDENCE - STATE		13b. COUNTY		13c. CITY, TOWN, OR LOCATION		13d. STREET AND NUMBER		Florida		Broward	
13e. ZIP CODE		14. WAS DECEDENT OF HISPANIC OR LATIN ORIGIN?		15. RACE - American Indian, Black, White, etc. Specify		16. DECEDENT'S EDUCATION - (Specify only highest grade completed)		10940 NW 17th Court		White	
17. FATHER'S NAME (First, Middle, Last)		18. MOTHER'S NAME (First, Middle, Last)		19. MAILING ADDRESS (Street and Number or Post-Office Number, City or Town, State, Zip Code)		20. METHOD OF DISPOSITION (Name of cemetery, crematory, or other place)		21. LOCATION - City or Town, State			
Michael J. Esok		Anna R. Stacko		10940 NW 17th Court Pembroke Pines, FL 33026		ABCO Crematory		Fort Lauderdale, Florida			
22. SIGNATURE OF FUNERAL SERVICE LICENSEE OR PERSON ACTING AS SUCH		23. LICENSE NUMBER (of Licensee)		24. NAME AND ADDRESS OF HOME		25. On the basis of examination and/or investigation, in my opinion death occurred at this time, date and place and due to the cause(s) and manner as stated (Signature and Title)		26. DATE SIGNED (Mo., Day, Yr)		27. HOUR OF DEATH	
28. DATE OF DEATH (Mo., Day, Yr)		29. HOUR OF DEATH		30. NAME AND ADDRESS OF CERTIFIER (Physician, Medical Examiner) (Type or Print)		31. DATE REGISTERED		32. DATE OF SURGERY (Mo., Day, Yr)			
Dec. 26, 2002		10:10		Michael Reilly, MD 4875 N. Federal Highway #800, Fort Lauderdale, FL 33334		DEC 31 2002		Dec. 16, 2002			
33. CAUSE OF DEATH (List only the cause as each line)		34. IMMEDIATE CAUSE (List only the cause as each line)		35. UNDERLYING CAUSE (List only the cause as each line)		36. DATE OF INJURY (Mo., Day, Yr)		37. TIME OF INJURY		38. INJURY AT WORK (Yes or No)	
Pulmonary Embolism		Left Hip Surgery		Arthritis Degeneration of Left Hip		Dec. 16, 2002				Yes	
39. PLACE OF INJURY - At home, farm, street, factory, etc. (Specify)		40. LOCATION (Street and Number or Post-Office Number, City or Town, State)		41. DISCLOSE HOW INJURY OCCURRED		42. DATE OF SURGERY (Mo., Day, Yr)		43. TIME OF SURGERY		44. INJURY AT WORK (Yes or No)	
						Dec. 16, 2002				Yes	

THIS IS A CERTIFIED TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE.

Doris Owens
Deputy Chief Registrar

DEC 31 2002

State Registrar

WARNING:

14134694

THIS DOCUMENT IS PRINTED ON SECURITY PAPER WITH A WATERMARK ON THE GREAT SEAL OF THE STATE OF FLORIDA. DO NOT ACCEPT WITHOUT VERIFYING THE PRESENCE OF THE WATERMARK. THE DOCUMENT FACE CONTAINS A MULTI-COLORED BACKGROUND AND GOLD EMBOSSED SEAL. THE BACK CONTAINS SPECIAL LINES WITH TEXT AND SEALS IN THERMOCHROMIC INK.

DOH FORM 1563 (10-00)

FLORIDA DEPARTMENT OF
HEALTH

CERTIFICATION OF VITAL RECORD