

BK: CRP A-43
PG: 2068-2072
RECORDED:
04-01-2024
10:19:15 AM
BY: TODD RABY
REGISTER



2024001711
MACON COUNTY, NC
TODD RABY
REGISTER OF DEEDS

NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$1630.00

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
RUSSELL R. BOWLING, 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:

John VanHook
Sloan & VanHook, PLLC
70 Iotla Street
Franklin, NC 28734

Rev. \$1,630.00

Parcel ID #: 6572996395

This property includes the primary residence of the parties of the first part.

STATE OF NORTH CAROLINA
COUNTY OF MACON

THIS DEED, Made this the 20th day of March, 2024, by **HELEN V. GENTRY** and
husband, DAVID A. GENTRY, parties of the first part, to **CHRISTOPHER G. COGAN**,
unmarried, of 5531 Cannes Circle, Apartment 201, Sarasota, FL 34231, party 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:



MAPPING
ML

WITNESSETH:

That the said parties of the first part in consideration of Ten Dollars and other valuable considerations, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do bargain, sell and convey unto said party of the second part, his heirs, successors and assigns, a certain tract or parcel of land in Franklin Township, Macon County, State of North Carolina, being more particularly described as follows:

SEE ATTACHED "EXHIBIT A"

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 said party of the second part, 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 said parties of the first part covenant with said party of the second part, his heirs, successors and assigns, that they are seized of said premises in fee, and have the right to convey the same in fee simple; that the same is free and clear from all liens and encumbrances, and that they 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.

EXHIBIT A**FIRST TRACT**

BEING all the lands, easements, privileges, and appurtenances described in and conveyed by the deed from Rebecca G. Sexton and husband, Kenneth Stephenson Sexton, to Helen V. Gentry and husband, David A. Gentry, dated September 17, 2018, recorded in the Office of the Register of Deeds for Macon County, North Carolina, in Book U-38, Pages 2044-2046, and being more particularly described as follows:

BEING Tract 2, containing 9.567 acres, more or less, as surveyed by Jim Hughes & Associates, P.A., James R. Hughes, Professional Land Surveyor, dated 28 November 2012, entitled A FAMILY SUBDIVISION FOR: BEN P. GRANT, III AND REBECCA G. SEXTON, and being subsequently recorded on Plat Card #7433, Macon County Land Registry, to which reference is hereby made for a more complete description.

This conveyance is made subject to easements for existing roadways and utility lines and facilities, to restrictions of record and as shown on the above referenced plat, and to applicable land use laws and ordinances.

SECOND TRACT

BEING all the lands, easements, privileges, and appurtenances described in and conveyed by the deed from Rebecca Grant Sexton, being joined by her husband, Kenneth Stephenson Sexton, to Helen V. Gentry and husband, David A. Gentry, dated January 5, 2024, recorded in the Office of the Register of Deeds for Macon County, North Carolina, in Book X-42, Pages 1964-1968, and being more particularly described as follows:

Being all that certain 6.40 acres, more or less, shown as Tract One, as shown on the plat entitled "Kenneth S. & Rebecca Grant Sexton," as surveyed by Smoky Mountain Land Surveying, PA, Ben West, PLS, dated 10 November 2023, drawing number 5672, recorded in the Office of Register of Deeds for Macon County, North Carolina, on Plat Card # 12905, to which reference is hereby made for a more complete description of the lands, easements, privileges and appurtenances herein conveyed.

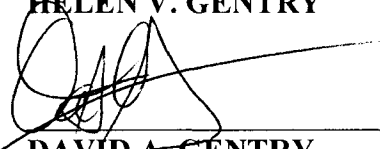
TOGETHER WITH and SUBJECT TO the right to use in common with all others who now have or may hereafter acquire the right to use the same, an easement for road right of way over and along the existing paved drive (Ledford Drive), 10 feet on either side of the centerline of said paved drive, which forms a portion of the southern boundary of the lands conveyed hereinabove, as shown on the plat entitled "Kenneth S. & Rebecca Grant Sexton," as surveyed by Smoky Mountain Land Surveying, PA, Ben West, PLS, dated 10 November 2023, drawing number 5672, recorded in the Office of Register of Deeds for Macon County, North Carolina, on Plat Card 12905, continuing in a generally southeasterly direction to the point of intersection with S.R. 1135 (Belle Dowdle Road), as shown on the above referenced plat. The parties using said existing paved drive shall pay their proportionate share of the costs of upkeep and maintenance of same.

Parties of the first part do not reserve, and specifically release, the right to use any portion of the existing paved drive (Ledford Drive) lying West of the southeasternmost corner of the lands conveyed hereinabove.

This conveyance is made subject to easements for existing roadways and utility lines and facilities, to restrictions of record and as shown on the above referenced plat, and to applicable land use laws and ordinances.

SUBJECT TO the right to use in common with all others who now have or may hereafter acquire the right to use the same, the shared well as described in that Shared Well Agreement dated March 10, 2016, recorded in the Office of the Register of Deeds for Macon County, North Carolina, in Book F-37, Pages 1915-1917.

IN TESTIMONY WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year above written.

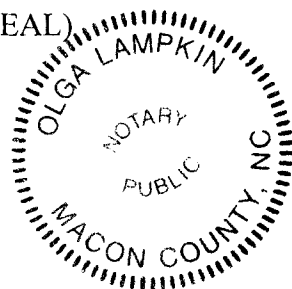

_____(SEAL)
HELEN V. GENTRY

_____(SEAL)
DAVID A. GENTRY

**STATE OF NORTH CAROLINA
COUNTY OF MACON**

I, Olga Lampkin, a Notary Public of the aforesaid County and State, hereby certify that **HELEN V. GENTRY and husband, DAVID A. GENTRY**, appeared before me this day and acknowledged the due execution of the foregoing Warranty Deed.

WITNESS, my hand and Notarial Seal or stamp this 20th day of March, 2024.

(NOTARIAL SEAL)





Notary Public
My Commission Expires: Nov. 9, 2025