

BK: CRP C-43

PG: 490-493

RECORDED:
04-30-2024

11:51:37 AM
BY: GLORIA CABE
DEPUTY



2024002421

MACON COUNTY, NC
TODD RABY
REGISTER OF DEEDS

NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$1062.00

WARRANTY DEED

Delinquent taxes if any, to be paid by the closing attorney to the county tax collector upon disbursement of the closing proceeds.

Parcel Identification Number 6585-32-1004 & 6585-31-1872

This property was the primary residence of the Grantor.

Revenue Stamps \$1,062.00

This instrument prepared by
Law Offices of Kenneth W. Fromknecht, II PA
29 Iotla Street
Franklin, NC 28734

To be returned to:
Law Offices of April L. Sgro, PLLC
35 E Palmer Street
Franklin, NC 28734

MAPPING
MR

NORTH CAROLINA
MACON COUNTY

THIS DEED made this April 24, 2024, by and between **Patricia Tuscany**, unmarried, whose address is 2909 Harvard Road, Berkley, MI 48072, GRANTOR, and **Mildred Ruth McRee and Meredith Caryn Ledford**, as Joint Tenants with Rights of Survivorship, whose address is 111 Brooklynn Trail, Franklin, NC 28734, GRANTEE. 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 unto the Grantee in fee simple, all that certain lot or parcel of land situated in or near the Town of Franklin, Franklin Township, Macon County, North Carolina, and more particularly described as follows:

Being all of the lands, tenements, easements and appurtenances conveyed by that Deed dated July 7, 1998, from William P. Blackwell, Jr. and Colleen H. Blackwell, Co-Trustees, to Patricia Tuscany, recorded at Book R-22, Page 239, Macon County Registry, and being more particularly described therein as follows:

“Being the same lands, easements, privileges and appurtenances described in the Deed dated, July 30, 1992, from William P. Blackwell, Jr. and wife, Colleen H. Blackwell to William P. Blackwell, Jr. and Colleen H. Blackwell, Initial Co-Trustees under the Declaration of Trust of the Blackwell Family Living Trust recorded in Book O-19, pages 2181-2210, Macon County Registry, and described therein as follows:

“”TRACT ONE

“BEING the same lands, easements, privileges and appurtenances described in and conveyed by the deed dated April 20, 1988, from Barbara Seeger to William P. Blackwell (who is the same person as William P. Blackwell, Jr.) and Colleen Blackwell (who is the same person as Colleen H. Blackwell) and recorded in Book V- 17, at Page 118, Macon County Public Registry and described in full as follows

“”Being the same identical lands, easements, privileges and appurtenances described in and conveyed by the deed from Billy A. Lee and wife Jill O. Lee to Harold F. Seeger and wife, Barbara Seeger dated November 20, 1987, recorded in the office of the Register of Deeds for Macon County, North Carolina in Book P-17, Page 481, and being more particularly described therein as follows:

“””Being the same land conveyed from College West Estates, Inc. to Jack C. Miller and wife, Beverly A. Miller, by deed dated 21 July, 1981, recorded in Deed Book A-14, page 144, Macon County Land Registry, and being described therein as follows:

“”””Lot No. 1 of Trimont Estates, Block B, (Replat) as surveyed by Larry M. DeHart, Registered Surveyor, under date of 28 May, 1973, a copy of which plat is filed for record in the Office of Register of Deeds for Macon County, North Carolina in Plat Cabinet 1, Slide 83, Page 5, to which Plat as so recorded we refer for a more complete description of the lands hereby conveyed.

“”””Party of the first part further conveys to parties of the second part, their heirs and assigns, the right to use in common with party of the first part, its successors and assigns, the existing roadways leading from Block B, Replat of Trimont Mountain Estates, to the public road.

“”””Party of the first part hereby reserves unto itself, its successors and assigns, an easement or right of way for sewer, water, telephone, and electric light and power lines along the property lines of the land hereby conveyed, or within ten feet thereof, and to go upon the same to make reasonable construction, repairs or replacements thereof.

“”””This conveyance is made subject to the presently existing roads, road rights of way and easements in said subdivision.

This conveyance is together with and subject to the following:

1. Declaration recorded at Book Q-23, Page 984, Macon County Registry.
2. Declaration recorded at Book U-31, Page 350, Macon County Registry.

This conveyance is subject to all easements and restrictions of record.

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

AND THE GRANTOR COVENANTS with the Grantee that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, this the day and year first above written.

Patricia Tuscany (SEAL)
 Patricia Tuscany

STATE OF Michigan
 COUNTY OF Oakland

I, Heather Hanna, a Notary Public of the County and State aforesaid, do hereby certify that Patricia Tuscany, personally known to me or who produced drivers license as identification, personally appeared before me this day and acknowledged his/her due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and official stamp or seal, this April 24, 2024

(NOTARIAL SEAL)

 Notary Public
 My Commission Expires: 7-10-2029

