

BK: CRP S-39
PG: 519-523
RECORDED:
01-29-2020
11:59:23 AM
BY: TODD RABY
REGISTER



2020000637
MACON COUNTY, NC
TODD RABY
REGISTER OF DEEDS

NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$30.00

Revenue \$30.00

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#: a portion of 7523495715 to be merged with 7523497991
This property is not the primary residence of Seller.



**NORTH CAROLINA
MACON COUNTY**

WARRANTY DEED

THIS DEED, Made this the 24th day of January, 2020, by **SARAH M. LONG**, as Trustee
of the **Sarah M. Long Living Trust dated September 27, 2011, as amended and restated March
21, 2017, and as Trustee of the Douglas D. Long Living Trust dated September 27, 2011**, of
515 Pettigru Street, Greenville, SC 29601, party of the first part, and **JOHNNIE W. LEVINS and
wife, JEAN T. LEVINS**, of 151 Laurel Canyon Road, Franklin, NC 28734; 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 Sugarfork Township, Macon County, State of North Carolina, being more particularly described as follows:

BEING a portion of the lands, premises, privileges, easements, and appurtenances as are described in and conveyed by the deed from Douglas D. Long and Sarah M. Long, aka Sally Sarah Long, to Douglas D. Long as Trustee of the Douglas D. Long Living Trust dated September 27, 2011 and Sarah M. Long as Trustee of the Sarah M. Long Living Trust dated September 27, 2011, said deed dated September 27, 2011, and recorded in Deed Book P-34, Pages 407-409, Public Records of Macon County, North Carolina, and being more particularly described as follows:

BEING that certain tract or parcel of land, identified as "Tract 3", containing 0.42 acres, more or less, as shown on that survey prepared by Appalachian Surveying Company, Inc., dated August 7, 2019, Drawing No. 19-272, entitled, "Sarah M. Long", and being recorded on Plat Card # 10719, Macon County Land Registry, reference to which plat is hereby made for a more complete description of the lands herein conveyed.

Together with and subject to an easement over said retained lands of party of the first part for septic drain lines, septic drain field and repair area (hereinafter "Septic System") for the benefit of the tract herein conveyed and for the benefit of the lands now or formerly owned by parties of the second part, as being described in Deed Book S-38, Page 3, Macon County Registry as and where the Septic System currently exists, and as its approximate location is shown on said Plat referenced hereinabove.

Parties of the second part shall have the right to install, maintain, repair and replace any and all equipment associated with the use of said easement for the Septic System, and is hereby granted reasonable rights of easement for ingress, egress and regress over said retained lands for said purposes.

For source of title seed deed recorded at Deed Book Z-31, Page 2247, Macon County Public Registry.

Trustee certifies as follows:

1. The Sarah M. Long Living Trust dated September 27, 2011 as amended and restated March 21, 2017 (hereinafter "Trust") was validly created, is still in existence, and has not been revoked,

modified, or amended in any manner which would cause the representation contained herein to be incorrect.

2. The Settlor of the Trust is Sarah M. Long.
3. The identity and address of the currently acting Trustee of the Trust is:

Sarah M. Long at 515 Pettigru Street, Greenville, SC 29601.
4. The Trustee has been granted due authority to enter into the transaction contemplated by this deed and the Trust grants the specific power to the Trustee to convey the Trust property without the consent or joinder of any other party and without any other party being privileged to inquire into the disposition of the proceeds thereof.
5. The Trust is revocable by the Settlor during the Settlor's lifetime.
6. The Trust taxpayer identification number is not required to be revealed pursuant to the provisions of N.C.G.S. 36C-10-1013(j).
7. The Trust shall take title to real property by having the same conveyed to the Trustee of the Trust. The Trust may take title to personal property or intangible property by having the same conveyed to the Trustee of the Trust, or to the Trust without naming the Trustee.

Trustee certifies as follows:

1. The Douglas D. Long Living Trust dated September 27, 2011 (hereinafter "Trust") was validly created, is still in existence, and has not been revoked, modified, or amended in any manner which would cause the representation contained herein to be incorrect.
2. The Settlor of the Trust was Douglas D. Long. He is deceased, and the Trust is now irrevocable.
3. The identity and address of the currently acting Trustee of the Trust is:

Sarah M. Long (as successor to Trustee, Douglas D. Long) at 515 Pettigru Street, Greenville, SC 29601.

4. The Trustee has been granted due authority to enter into the transaction contemplated by this deed and the Trust grants the specific power to the Trustee to convey the Trust property without the consent or joinder of any other party and without any other party being privileged to inquire into the disposition of the proceeds thereof.
5. The Trust taxpayer identification number is not required to be revealed pursuant to the provisions of N.C.G.S. 36C-10-1013(j).
6. The Trust shall take title to real property by having the same conveyed to the Trustee of the Trust. The Trust may take title to personal property or intangible property by having the same conveyed to the Trustee of the Trust, or to the Trust without naming the Trustee.

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.

Sarah M. Long (SEAL)
Sarah M. Long, Trustee of the Sarah M. Long Living Trust dated September 27, 2011, as amended and restated March 21, 2017 and as Trustee of the Douglas D. Long Living Trust dated September 27, 2011

STATE OF *Florida*
COUNTY OF *Pinel* *Beach*

I, *John Michael Sayne* Notary Public of the aforesaid County and State hereby certify that SARAH M. LONG, Trustee of the Sarah M. Long Living Trust dated September 27, 2011 and as Trustee of the Douglas D. Long Living Trust dated September 27, 2011, 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 *28* day of January, 2020.
[Signature]
Notary Public
My Commission Expires: *2-3-23*

(NOTARIAL SEAL)

