

BK: CRP K-40
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RECORDED:
11-23-2020
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BY: TODD RABY
REGISTER



2020009295
MACON COUNTY, NC
TODD RABY
REGISTER OF DEEDS

NC FEE \$26.00
NO TAXABLE
CONSIDERATION

WARRANTY DEED

No title examination was requested or performed in connection with the preparation of this deed.
Parcel Identification Number 6595-61-1282

This property was not the primary residence of the Grantor.
Revenue Stamps \$0.00

This instrument prepared by and to be returned to:
Law Offices of Kenneth W. Fromknecht, II
29 Iotla Street
Franklin, NC 28734

NORTH CAROLINA
MACON COUNTY

MAPPING
M



THIS DEED made this November *23* 2020, by and between LYNDON L. BRYSON, unmarried, whose address is 143 Old Highlands Road, Franklin, NC 28734, GRANTOR, and AMBER ALVES, whose address is 839 Symphony Isles Blvd., Apollo Beach, FL 33572, 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 City 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 December 20, 1989, from Edwin S. Stanyon and Mary Pauline Stanyon to Lyndon L. Bryson, recorded at Book N-18, Page 607, Macon County Registry, and being more particularly described therein as follows:

“Being the same land conveyed from Madge Bryson, widow, to Edwin S. Stanyon and wife, Mary Pauline Stanyon, by deed dated 21 March 1989, recorded in Book

F-18, Page 352, Macon County Land Registry.

“BEGINNING at a point in the centerline of an access road, said point of beginning being the westernmost corner of Lot Number 9 of Laurel Heights Subdivision as shown on the plat thereof prepared by G.L. Sprinkle, Registered Surveyor, under date of March 5, 1984, a copy of said plat being recorded in Plat Cabinet 1, Slide 325, Page 2, Macon County Land Registry; runs thence from said point of BEGINNING and with the northwest boundary of said Lot 9, N 59° 11’ 20” E, passing an iron pipe at 21.52 feet, total distance 103.07 feet to an existing axle (sic axle), the northernmost corner of Lot 9, said axle further being a corner common to Lot 11 of Laurel Heights Subdivision; thence with one line of Lot 11, N 07° 35’ W 40.89 feet to an iron pipe; thence N 18° 59’ W 110.71 feet to an iron pipe; thence S 49° 58’ W passing an iron pipe at 1332.66 feet, whole distance 150.98 feet to a point in the centerline of an access road in the east boundary line of Lot 3, Laurel Heights Subdivision as shown on the plat above referred to; thence with the centerline of said access road and with the east boundary lines of Lots 3 and 4, respectively, S 32° 48’ E 55.38 feet to a point and S 35° 18’ E 66.60 feet to the point of the BEGINNING, containing 0.40 of an acre, and being described herein as surveyed by Thomas H. Cabe, Registered Surveyor, and as shown on his drawing dated December 31, 1988.

“The Grantor further conveys to the Grantee 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 an access road, the centerline of which forms the southwest boundary of the land hereby conveyed leading from the southernmost corner of the land hereby conveyed in a northerly direction to the point of intersection with Sloan Street. This conveyance is made subject to existing easements for public utilities and to that portion of said access road which fall within the boundary of the property hereby conveyed.

“The Grantor further conveys to the Grantee the right to repair the existing sewer line running from the land hereby conveyed to Sloan Street.

“There is a mobile home, Vehicle Identification Number 710937, located on the property hereby conveyed. This conveyance includes said mobile home, together with the contents thereof as shown on a separate inventory, a copy of which is in the possession of each of the parties hereto.

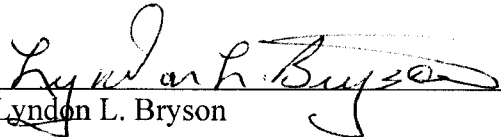
This conveyance is subject to all easements and restrictions of record.

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.

 (SEAL)
Lyndon L. Bryson

STATE OF NORTH CAROLINA
COUNTY OF MACON

I, Kenneth W. Fromknecht, II, a Notary Public of the County and State aforesaid, do hereby certify that Lyndon L. Bryson, personally known to me or who produced _____ 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 November 22, 2020.

(NOTARIAL SEAL)


Notary Public
My Commission Expires: June 23, 2023

