

**2010002101**
 MACON CO, NC FEE \$22.00  
 STATE OF NC REAL ESTATE EXT  
**\$376.00**

 PRESENTED & RECORDED  
 03-30-2010 01:44:46 PM

 TODD RABY  
 REGISTER OF DEEDS  
 BY: TODD RABY  
 REGISTER

**BK: CRP P-33**  
**PG: 1960-1961**

### NORTH CAROLINA GENERAL WARRANTY DEED

PREPARED BY: ORVILLE D. COWARD, JR., a licensed North Carolina Attorney. Delinquent taxes, if any, will be paid by the settlement agent at closing.

REVENUE \$376.00

Parcel #01-29339



THIS DEED made, executed and delivered this 11th day of March, 2010, by and between **JAMES M. STORK and wife, VIRGINIA M. STORK of 17 Coventry Circle E., Franklin, NC 28734, GRANTORS and PENNY BREWSTER of 115 Cove Crossing, Franklin, NC 28734, GRANTEE.**

The designation Grantors 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 Grantors, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple all that certain lot or parcel of land situated in Franklin Township, Macon County, North Carolina, and more particularly described as follows:

BEING the same lands, easements, privileges and appurtenances as described in the deed dated July 29, 1999 from Sutton and Son, Inc. to James M. Stork and wife, Virginia M. Stork, recorded in Book L-23, Pages 321-322, Macon County Public Registry, and being more particularly described as follows:

BEING Lot Number 8, containing 0.27 acres, BAIRD COVE CROSSING SUBDIVISION, as shown on the survey map by William F. Rolater, PLS, Appalachian Surveying Company, Inc., dated March 4, 2010, drawing number 10-033, recorded on Plat Card # 4569, Macon County Public Registry, to which said plat as so recorded reference is hereby made for a full and complete description of the lands hereby conveyed, also shown on the plat recorded on Plat Card #1658, Macon County Public Registry.

This conveyance includes the right to use in common with all others who now have or may in the future acquire the right to use the same, the easements and rights of way for roadway and utility lines and facilities designated Cove Crossing and Cove Court as shown on the above mentioned recorded plats.

This conveyance is made subject to the Declaration of Covenants, Conditions, and Restrictions for Baird Cove Crossing dated February 18, 1994, recorded in Book Y-20 at Pages 47-65, Macon County Public Registry.

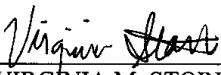
This conveyance is made subject to easements for existing roadways and utility lines and facilities, to restrictions of record and to applicable land use laws and ordinances.

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

AND the Grantors covenant with the Grantee that Grantors are seized of the premises in fee simple have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or if corporate, has caused this instrument to be signed in its name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

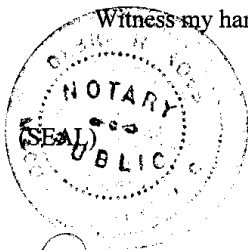
 (SEAL)  
JAMES M. STORK

 (SEAL)  
VIRGINIA M. STORK

STATE OF NORTH CAROLINA  
COUNTY OF MACON

I, Debra R. Robb, a Notary Public do hereby certify that James M. Stork and wife, Virginia M. Stork, personally appeared before me this day and acknowledged the execution of the foregoing and annexed instrument for the purposes therein expressed.

Witness my hand and notarial seal this the 30<sup>th</sup> day of March, 2010.



Debra R. Robb, Notary Public  
My commission expires: 5-9-14