

BK: CRP D-42
PG: 2022-2024
RECORDED:
10-17-2022
01:55:33 PM
BY: TODD RABY
REGISTER



2022007905
MACON COUNTY, NC
TODD RABY
REGISTER OF DEEDS

NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$470.00

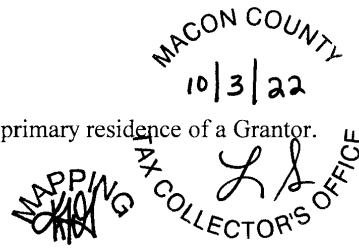
Revenue Stamps: \$470.00
This instrument prepared by
Key Real Estate Legal Services
Gilbert R. Key II, PLLC
PO Box 178
Franklin, NC 28744

and should be returned to:
Coward, Hicks & Siler, PA

PARCEL# 6584-68-0009

All or a portion of the lands herein conveyed does include the primary residence of a Grantor.

NORTH CAROLINA
MACON COUNTY



WARRANTY DEED

THIS DEED, Made this the 3rd day of October, 2022, by **RUBY DAISY CURTIS**, unmarried, **GLENDA CURTIS LOOSE and husband, CLIFFORD ERNEST LOOSE**, **SHEILA CURTIS MCCLURE and husband, RICHARD G. MCCLURE and KATHY DENISE SOUTHARD and husband, KEVIN SOUTHARD**, parties of the first part, GRANTORS; and **CHESTER CHRISTY RYCHEL**, of 24 Palmer Drive, Franklin, NC 28734, party of the second part, GRANTEE, ; 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 parties of the first part in consideration of Ten Dollars and other valuable consideration, 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, and her heirs and assigns, a certain tract or parcel of land in Franklin Township, Macon County, State of North Carolina, being more particularly described as follows:

BEING all the lands, easements, privileges and appurtenances as described in and conveyed by the deed from Glenda Curtis Loose and husband, Clifford Ernest Loose, Sheila Curtis McClure and husband, Richard G. McClure to Ruby Daisy Curtis, Glenda Curtis Loose, Sheila Curtis McClure and Kathy Denise Southard, dated June 10, 2019, recorded in the Office of the Register of Deeds for Macon County, North Carolina, in **Book G-39, Pages 294-298**, and being further described as follows:

Being the same lands, easements, privileges, and appurtenances as described in and conveyed by that deed dated 15 October 2003 from Alton J. Sutton, Jr. And wife, Rena O. Sutton, to Ruby D. Curtis, as recorded in the Office for the Register of Deeds for Macon County, North Carolina, in Deed Book L-27 at pages 1864-1865, and being more particularly described therein as follows:

“LOT NUMBER THIRTY NINE (#39) of the Bruce Palmer Subdivision of the Crawford Farm, as shown on plat recorded in the Office of the Register of Deeds for Macon County, North Carolina, in Plat Book 1 at page 174 (now Plat Cabinet 1, Slide 33, Page 7). SUBJECT TO utility easements, reservations, and restrictions as contained and set forth in that deed dated 19 November 1971 from William Glann Huscusson and wife Carolyn Huscusson, to Charlie C. Ledbetter and wife, Jean M. Ledbetter, as recorded in Deed Book A-9 at page 195, Macon County Land Registry, the land conveyed being the same land described in said deed.”

For further source of title see deeds recorded in Deed Book Y-31, Page 509 and Deed Book Z-31, Page 148, Macon County Land Registry.

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 party of the second part, and 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 are 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 whatsoever, subject to those exceptions, reservations and limitations following the description hereinabove set forth.

THIS SECTION INTENTIONALLY LEFT BLANK

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

Ruby Daisy Curtis (SEAL)
RUBY DAISY CURTIS

Glenda Curtis Loose (SEAL)
GLENDA CURTIS LOOSE

Clifford Ernest Loose (SEAL)
CLIFFORD ERNEST LOOSE

Sheila Curtis McClure (SEAL)
SHEILA CURTIS MCCLURE

Richard G. McClure (SEAL)
RICHARD G. MCCLURE

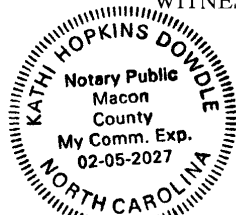
Kathy Denise Southard (SEAL)
KATHY DENISE SOUTHARD

Kevin Southard (SEAL)
KEVIN SOUTHARD

STATE OF NORTH CAROLINA
COUNTY OF MACON

I, KATHY HOPKINS DOWDLE Notary Public of the aforesaid County and State hereby certify that **RUBY DAISY CURTIS, unmarried, GLENDA CURTIS LOOSE and husband, CLIFFORD ERNEST LOOSE, SHEILA CURTIS MCCLURE and husband, RICHARD G. MCCLURE and KATHY DENISE SOUTHARD and husband, KEVIN SOUTHARD**, 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 3rd day of October, 2022.



(NOTARIAL SEAL)

Kathy Hopkins Dowdle
Notary Public
My Commission Expires: 2-5-2027