

BK: CRP Y-42
PG: 353-358
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01-18-2024
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BY: GLORIA CABE
DEPUTY



2024000294
MACON COUNTY, NC
TODD RABY
REGISTER OF DEEDS

NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$460.00

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
RUSSELL R. BOWLING, 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:
April L. Sgro
35 East Palmer Street
Franklin, NC 28734

MAPPING
MR

Rev. \$460.00

Parcel ID #: 6582171008

This property does not include the primary residence of the parties of the first part.

STATE OF NORTH CAROLINA
COUNTY OF MACON

THIS DEED, Made this the 15th day of January, 2024, by **JOHNNY MICHAEL SANDERS, Executor of the Estate of BETTY HENSON SANDERS; JOHNNY MICHAEL SANDERS, individually, and wife, CAROL A. SANDERS; and SHARON ROCHELLE CATES and husband, CARY KEVIN CATES**, parties of the first part, to **LYNNLEE, INC., a North Carolina corporation**, of 200 Moses Road, Franklin, NC 28734, party 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 parties of the first part in consideration of Ten Dollars and other valuable considerations, 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, its heirs, successors and assigns, a certain tract or parcel of land in Franklin Township, Macon County, State of North Carolina, being more particularly described as follows:

SEE ATTACHED "EXHIBIT A"

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging, or in anywise thereunto appertaining, unto the said party of the second part, its heirs, successors and assigns, to its 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, its 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 is 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 whomsoever, subject to those exceptions, reservations, and limitations following the description hereinabove set forth.

EXHIBIT A

Being all that certain 3.86 acres, more or less, as shown on the plat entitled "Survey for Lynnlee, Inc.," as surveyed by Appalachian Surveying Company, Inc., William F. Rolader, RLS, dated January 2, 2024, drawing number 24-001, recorded in the Office of Register of Deeds for Macon County, North Carolina, on Plat Card # 12929, to which reference is hereby made for a more complete description of the lands, easements, privileges and appurtenances herein conveyed.

This conveyance is made subject to easements for existing roadways and utility lines and facilities, to restrictions of record and as shown on the above referenced plat, and to applicable land use laws and ordinances.


For source of title, see the deed from J. L. Sanders and wife, Marguerite Sanders, to John Q. Sanders and wife, Betty Sanders, dated May 26, 1961, recorded in the Office of the Register of Deeds for Macon County, North Carolina, in Book T-6, Page 569; and the deed from Willa S. Stiles and husband, Edwin Stiles, et al., to John Q. Sanders and wife, Betty H. Sanders, dated October 17, 1983, recorded in the Office of the Register of Deeds for Macon County, North Carolina, in Book R-15, Page 184.

John Q. Sanders died on February 22, 2021, a resident of Macon County, North Carolina.

Betty H. Sanders, also known as Betty Henson Sanders and Betty Rochelle Sanders, died on June 28, 2023 leaving a Last Will and Testament which is filed for probate in the Office of the Clerk of Superior Court for Macon County, North Carolina, in File No. 23-E-331. Johnny Michael Sanders qualified as Executor of the Estate of Betty Henson Sanders. The devisees of the real property passing pursuant to the Last Will and Testament of Betty Henson Sanders are Johnny Michael Sanders and Sharon Rochelle Cates.

Carol A. Sanders and Cary Kevin Cates join in the execution of this instrument solely for the purpose of waiving any and all marital rights they may have in the lands conveyed hereby pursuant to N.C.G.S. §§ 29-30, 52-10 and 30-3.1.

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

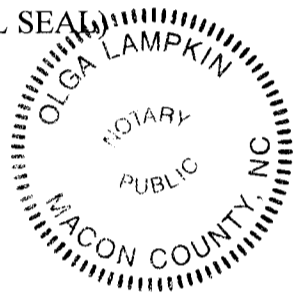
 (SEAL)
JOHNNY MICHAEL SANDERS, Executor of the Estate of BETTY HENSON SANDERS

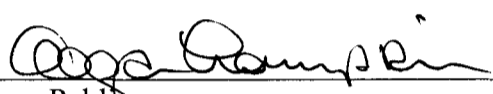
**STATE OF NORTH CAROLINA
COUNTY OF MACON**

I, Olga Lampkin, a Notary Public of the aforesaid County and State, hereby certify that **JOHNNY MICHAEL SANDERS, Executor of the Estate of BETTY HENSON SANDERS**, personally appeared before me this day, and acknowledged the due execution of the foregoing Warranty Deed.


WITNESS, my hand and Notarial Seal or stamp this 16th day of January, 2024.


(NOTARIAL SEAL)




Notary Public
My Commission Expires: NOV. 9, 2025

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

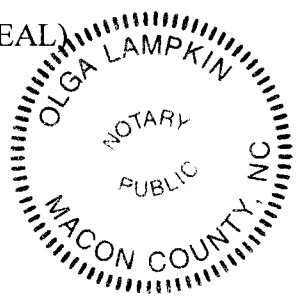
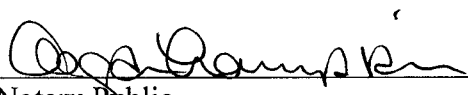
 (SEAL)
JOHNNY MICHAEL SANDERS

 (SEAL)
CAROL A. SANDERS

STATE OF NORTH CAROLINA
COUNTY OF MACON

I, Olga Lampkin, a Notary Public of the aforesaid County and State, hereby certify that **JOHNNY MICHAEL SANDERS, individually, and wife, CAROL A. SANDERS**, personally appeared before me this day, and acknowledged the due execution of the foregoing Warranty Deed.

WITNESS, my hand and Notarial Seal or stamp this 16th day of January, 2024.

(NOTARIAL SEAL)  
Notary Public
My Commission Expires: NOV. 9, 2025

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

Sharon Rochelle Cates (SEAL)
SHARON ROCHELLE CATES

[Signature] (SEAL)
CARY KEVIN CATES

STATE OF FLORIDA
COUNTY OF Herndon

I, Diane Luecke, a Notary Public of the aforesaid County and State, hereby certify that SHARON ROCHELLE CATES and husband, CARY KEVIN CATES, appeared before me this day, and acknowledged the due execution of the foregoing Warranty Deed.

WITNESS, my hand and Notarial Seal or stamp this 15th day of January, 2024.

(NOTARIAL SEAL)

Diane Luecke
Notary Public
My Commission Expires: 04/02/2026

