

BK: CRP A-43
PG: 2089-2092
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04-01-2024
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BY: TODD RABY
REGISTER



2024001713
MACON COUNTY, NC
TODD RABY
REGISTER OF DEEDS

NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$530.00

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:

John VanHook
Sloan & VanHook, PLLC
70 Iotla Street
Franklin, NC 28734

Rev. \$530.00

Parcel ID #: 6582081891 and 6582090962

MAPPING

MR



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 20th day of March, 2024, by **REBECCA GRANT SEXTON**
and husband, KENNETH STEPHENSON SEXTON, parties of the first part, to
CHRISTOPHER G. COGAN, unmarried, of 5531 Cannes Circle, Apartment 201, Sarasota, FL
34231, 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, his 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, his heirs, successors and assigns, to his 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 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.

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

Rebecca Grant Sexton (SEAL)
REBECCA GRANT SEXTON

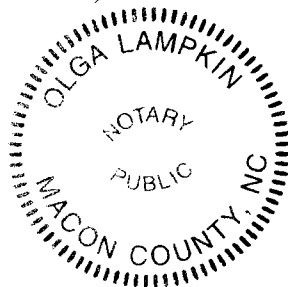
Kenneth Stephenson Sexton (SEAL)
KENNETH STEPHENSON SEXTON

STATE OF NORTH CAROLINA
COUNTY OF MACON

I, Olga Lampkin, a Notary Public of the aforesaid County and State, hereby certify that **REBECCA GRANT SEXTON and husband, KENNETH STEPHENSON SEXTON**, appeared before me this day and acknowledged the due execution of the foregoing Warranty Deed.

WITNESS, my hand and Notarial Seal or stamp this 20th day of March, 2024.

(NOTARIAL SEAL)



Olga Lampkin
Notary Public
My Commission Expires: NOV. 9, 2025

EXHIBIT A**FIRST TRACT [Parcel ID #: 6582081891]**

BEING all the lands, easements, privileges, and appurtenances described in and conveyed by the deed from Beverly Jane Ponder Grant, individually and as Executrix of the Estate of Ben Pryor Grant, III, to Rebecca Grant Sexton and husband, Kenneth Stephenson Sexton, dated October 18, 2019, recorded in the Office of the Register of Deeds for Macon County, North Carolina, in Book M-29, Pages 1838-1841, and being more particularly described as follows:

Being all that certain 6.168 acres, more or less, as shown as tract 1 on the plat entitled "A Family Division for: Ben P. Grant, III and Rebecca G. Sexton," as surveyed by Jim Hughes & Associates, P.A., James R. Hughes, RLS, initial date 10-12-12, dated 11-28-12, revised 1-23-13, job file no. 12007-B1078, recorded in the Office of Register of Deeds for Macon County, North Carolina, on Plat Card # 7433, to which reference is hereby made for a more complete description of the lands, easements, privileges and appurtenances herein conveyed.

TOGETHER WITH the right to use in common with all others who now have or may hereafter acquire the right to use the same, the shared well as described in that Shared Well Agreement dated March 10, 2016, recorded in the Office of the Register of Deeds for Macon County, North Carolina, in Book F-37, Pages 1915-1917.

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.

SECOND TRACT [Parcel ID #: 6582090962]

Being all that certain 16.20 acres, more or less, as shown as Tract Two on the plat entitled "Kenneth S. & Rebecca Grant Sexton," as surveyed by Smoky Mountain Land Surveying, PA, Ben West, PLS, 11 November 2023, drawing number 5672, recorded in the Office of Register of Deeds for Macon County, North Carolina, on Plat Card # 12905, 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 Ben P. Grant, III and wife, Beverly P. Grant, and Rebecca Grant Sexton and husband, Kenneth Sexton, to Rebecca Grant Sexton and Ben P. Grant, III, dated November 23, 2005, recorded in the Office of the Register of Deeds for Macon County, North Carolina, in Book W-29, Pages 1030-1034.

Ben P. Grant, III, also known as Ben Pryor Grant, III, died on January 9, 2019, leaving a Last Will and Testament which is filed in the Office of the Clerk of Superior Court for Macon County, North Carolina, in File No. 19-E-40. The devisee of Ben Pryor Grant, III's interest in Macon County real property passing pursuant to Article I, paragraph C, of the Last Will and Testament of Ben Pryor Grant, III is Rebecca Grant Sexton.