

BK: CRP D-40

PG: 1794-1796

RECORDED:

08-28-2020

03:53:20 PM

BY: TODD RABY

REGISTER



2020006153

MACON COUNTY, NC

TODD RABY

REGISTER OF DEEDS

NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$660.00

Revenue \$660.00

THIS INSTRUMENT PREPARED BY
ORVILLE D. COWARD, JR., 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 to:

LAW OFFICES OF APRIL L. SGRO

35 E. Palmer Street

Franklin, NC 28734

PIN: 7505329435

20F401T

MAPPING
M

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this the 27th day of July, 2020, by and between **WILLIAM D. LAWSON and wife, DONNA F. LAWSON**, Grantors; and **VANESSA O'NEILL and JEFFERSON KUNKEL as Joint Tenants with Right of Survivorship ("JTWROS")**, of 150 Lauren Lane, Franklin, North Carolina, 28734, Grantees. (The designation Grantors and Grantees 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.)

W I T N E S S E T H :

THAT the Grantors, in consideration of Ten Dollars and Other Valuable Consideration (\$10.00 OVC), the receipt of which is hereby acknowledged, have bargained and sold, and by these

presents do bargain, sell, and convey unto the Grantees, in fee simple, all that certain lot or parcel of land situated in Franklin Township, Macon County, State of North Carolina, and being more particularly described as follows:

Being the same lands, easements, privileges and appurtenances as described in and conveyed by the deed dated September 13, 2018 from Johnie E. Jones and Gabriell D. Jones, Co-Trustees to William D. Lawson and wife, Donna F. Lawson, recorded in Book U-38 at Pages 1715-1717, Macon County Public Registry and described in full therein as follows:

"Being Lot No. 49 of Dogwood Subdivision, as shown on the plat of said subdivision made by J. Frank Shope, Registered Land Surveyor, dated July 26, 1976 and 27 December 1977, and recorded in the office of the Register of Deeds for Macon County, North Carolina, in Plat Book No. 5, page 51 (now Plat Cabinet 1, slide 133, page 9). Reference is hereby made to said plat and records thereof for a more complete description of the land hereby conveyed.

"The property herein described was acquired by Grantor from Irma L. Harman, widow, by deed dated June 8, 1990, and recorded in Deed Book T-18, Page 242, Macon County Registry. Subject to easements, restrictions, reservations and mortgages of record, if any but not to reimpose any void or lapsed restrictions or easements."

'This conveyance is made together with and subject to the water rights in the Easement Deed recorded in Book S-30, Pages 1516-1518, Macon County Public Registry.


'This conveyance is made subject to the restrictions recorded in Book T-18, Page 242, Macon County Public Registry, to which reference is hereby made for a full and complete description.

'This conveyance is made subject to easements for existing easements for 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 Grantees in fee simple, subject to the exceptions herein enumerated.

AND, subject to the exceptions herein enumerated, the Grantors covenant with the Grantees, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that the property is 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 caused this instrument to be properly executed and sealed.

 (SEAL)
WILLIAM D. LAWSON

 (SEAL)
DONNA F. LAWSON

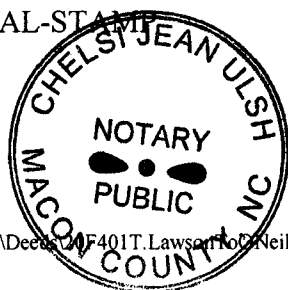
STATE OF North Carolina
COUNTY OF Macon

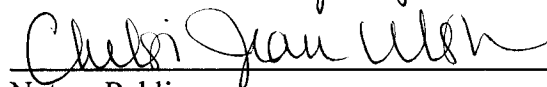
I, Chelsi Jean Ulsh a Notary Public, do hereby certify that
(type or print name of Notary)

WILLIAM D. LAWSON and wife, DONNA F. LAWSON, Grantors, each personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this 28th day of July, 2020.

SEAL-STAMP




Notary Public

My commission expires: 11-09-2024