

BK: CRP F-42
PG: 1986-1990
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BY: TODD RABY
REGISTER



2022008855
MACON COUNTY, NC
TODD RABY
REGISTER OF DEEDS

NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$45.00

Revenue \$45.00

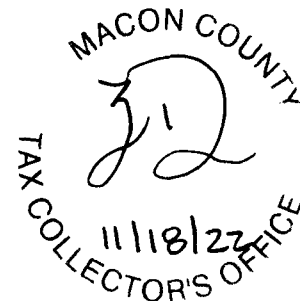
THIS INSTRUMENT PREPARED BY
John A. VanHook, a licensed
North Carolina Attorney. Delinquent
taxes, if any, to be paid by the closing
attorney to the county tax collector
upon disbursement of closing proceeds.
Please return recorded document to:
SLOAN & VANHOOK, PLLC
70 Iotla Street, Franklin, NC 28734

MAPPING
MR

PIN#: 7508234473

This property is not the primary residence of a Grantor.

NORTH CAROLINA
MACON COUNTY



WARRANTY DEED

THIS DEED, made this the 15 day of November, 2022, by **PAUL J. MARTINS and wife, DEBRA PAIGE MARTINS**, as Grantors, and **BETSY DELGADO and spouse, ZACHERY HOLDER**, of 385 Cherokee Mine Road, Franklin, NC 28734, as Grantees; 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 Grantors in consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey unto said Grantees, and their heirs, successors and assigns, a certain tract or parcel of land in the Cowee Township, Macon County, 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 thereupon appertaining, unto the said Grantees, and their 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 Grantors covenant with said Grantees, their 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.

IN TESTIMONY WHEREOF, the said Grantors have hereunto set their hand and seal, the day and year first above written.

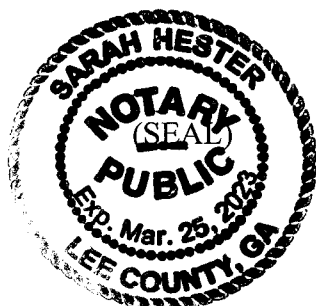
Paul J. Martins (SEAL)
PAUL J. MARTINS

Debra Paige Martins (SEAL)
DEBRA PAIGE MARTINS

STATE OF Georgia
COUNTY OF Lee

I *Sarah Hester*, a Notary Public
for the County of Lee and State of Georgia, do hereby
certify that **PAUL J. MARTINS and wife, DEBRA PAIGE MARTINS**, either
being personally known to me or proven by satisfactory evidence, personally
appeared before me this day, and acknowledged the voluntary due execution of the
foregoing instrument for the purposes stated therein.

WITNESS my hand and notarial seal, this 15 day of November, 2022.



Sarah Hester
Notary Public
My Commission Expires: 03/25/2023

EXHIBIT A

BEING the same lands, easements, privileges, and appurtenances as described in and conveyed by that deed dated July 28, 2021 from George K. Wages, joined by his wife, Corene Delores Wages, to Paul J. Martins and wife, Debra Paige Martins, as recorded in the Office of the Register of Deeds for Macon County, North Carolina, in Deed Book C-41 at pages 2189-2193, and being more particularly described therein as follows:

“BEING the same lands, easements, privileges, and appurtenances as described in and conveyed by that deed dated August 16, 1985 from Harriet R. Arvesen, a single person, to Donald A. Arvesen, as recorded in the Office of the Register of Deeds for Macon County, North Carolina, in Deed Book M-20 at pages 1259-1260, and being more particularly described therein as follows:

“BEGINNING at a point in the center line of an access road, said beginning point being the sixth corner of the lands described in and conveyed by the deed from Eastern Cherokee Land, Inc. to Charles R. Wellen and wife, Barbara T. Wellen, dated April 21, 1978 and recorded in the Office of the Register of Deeds for Macon County, North Carolina in Deed Book A-12, page 138; and runs then from said point of beginning North 74 deg. 6 min. 10 sec. East 25.64 feet to an iron pipe; then North 72 deg. 22 min. East 120.80 feet to a 10-inche Spanish Oak; then South 46 deg. 53 min. East, passing an iron pipe at 102.78 feet, whole distance 113.67 feet to a point in the center line of an access road; thence with the center line of said access road the following six courses and distances: South 46 deg. 41 min. West 67.70 feet to a point; South 80 deg. 31 min. West 91.35 feet to a point; South 42 deg. 19 min. West 63.18 feet to a point; South 39 deg. 45 min. West 98.27 feet to the point of intersection of the centerline of said access road with the centerline of a second access road; North 0 deg. 30 min. East 107.94 feet to a point; and North 10 deg. 50 min. East 111.89 feet to the point of BEGINNING, and being described herein as surveyed by Gardner V. Holden and as shown on his unrecorded map dated 10-24-79 and being designated as the Everett Lot of Eastern Cherokee Land, Inc.

“Party of the first part further conveys to party of the second part heirs and assigns, the right to use in common with Eastern Cherokee Land, Inc., its successors and assigns, and all others who now have or may hereafter acquire the right to use the same, the roadway as it now exists, the center line of which forms the Southeastern and Western boundaries of the lands conveyed herein and runs then to the public road; provided, however, Eastern Cherokee Land, Inc. specifically reserves for itself, its successors and assigns, the right to use any portion of said roadway which falls within the boundaries of the lands conveyed herein.

“But this land is conveyed subject to certain restrictions as to the use thereof, running with said land by whomsoever owned, for a period of forty years from and after September 17, 1971, said restrictions which are expressly assented to by the parties of the second part in accepting this deed, being as follows:

“1. No outside toilets shall be built on said lot and all sanitary installations shall be in compliance with the rules and regulations of the Health Department of the State of North Carolina.

“2. No part of said lot shall be used as or for a junk yard or for any unsightly or obnoxious purpose.

“Eastern Cherokee Land, Inc. specifically reserves the right for itself, its successors and assigns, to install necessary drain tiles under any driveway leading from the access roads to the lot described herein.

“Eastern Cherokee Land, Inc. further specifically reserves for itself, its successors and assigns, the right to install or have installed power lines, telephone lines, and other utility lines along all roadways and lot lines together with the right to enter upon the properties of the various owners for the purpose of installing and maintaining said power lines, telephone lines, and other utility lines.”

“The Grantor, George K. Wages, acquired title to the above referenced property as the beneficiary of Donald A. Arvesen, deceased, leaving a Last Will and Testament, the original of which is of record in the office of the Clerk of Superior Court for Macon County, North Carolina, in Estate File No. 2021-E-150.”