

BK: CRP K-40
PG: 878-882
RECORDED:
11-24-2020
11:30:12 AM
BY: TODD RABY
REGISTER



2020009341
MACON COUNTY, NC
TODD RABY
REGISTER OF DEEDS

NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$170.00

Revenue \$170.00

THIS INSTRUMENT PREPARED BY:

APRIL L. SGRO, 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.

MAPPING
MR

Please return recorded document to:

David C. Spivey, P.A.
587 West Main Street, Franklin, N.C. 28734

PIN: 6488268124

This property is not the primary residence of Seller.

NORTH CAROLINA
MACON COUNTY

WARRANTY DEED

THIS DEED, Made this the 12th day of November, 2020, by **SUSAN L. SAETZ, the unmarried widow of Jeffrey J. Saetz, a/k/a Jeffrey J. Saetz**, Grantor, and **CHAD M. BILBREY and wife, JENNIFER BILBREY**, of 188 Heritage Way, Otto, NC 28763, Grantee. The designations Grantor and Grantee 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.

WITNESSETH, that the Grantor in consideration of Ten Dollars and other valuable consideration, the receipt of which is hereby acknowledged, has by these presents does bargain, sell and convey unto Grantee in fee simple a certain tract or parcel of land in Smithbridge Township, Macon County, State of North Carolina, being more particularly described as follows:

Being all the same lands, easements, privileges and appurtenances described in and conveyed by the deed dated June 1, 1999 from Harry J. Kangieser and wife, Georgia Kangieser, to Jeffrey J. Saetz and wife, Susan L. Saetz, recorded in Book I-23, Pages 754-756, Macon County Public Registry, and being described therein as follows:

“TRACT 1

“Being all that tract or parcel of land lying and being in Smithbridge Township, Macon County, North Carolina, being more particularly described as follows:

“BEING the same lands, easements, privileges, and appurtenances as described in a deed dated 11 August, 1982 from Lawrence M. Patton, Jr., Trustee to Harry J. Kangieser and L. Georgia Kangieser, as recorded in the Office of the Register of Deeds for Macon County, North Carolina, in Deed Book Q-14, page 66; being more particularly described therein as follows:

“ ‘Being a portion of the lands described in the Deed from Alex V. Howard and wife, to Will J. Harman and wife, dated 1 July, 1980, recorded in Deed Book F-13, page 122, Records of Macon County, North Carolina, and being more particularly described as follows:

“ ‘BEGINNING at an iron pipe, said point of beginning being corner no. 40 of U.S. Forest Service Tract No. 170; said point of beginning further being the southwesternmost corner of the lands described in the Deed above referred to; runs thence from said point of beginning with the Forest Service line, North 05 degrees 53 min. 35 sec. East, 429.36 feet to an iron pipe, a corner common to the lands now or formerly owned by Kenneth L. Hall (Deed Book M-7, page 115); thence with the Hall line, North 87 deg. 33 min. 50 sec. East, 86.60 feet to an iron pipe; North 60 deg. 42 min. 45 sec. East, 92.86 feet to an iron pipe; North 72 deg. 11 min. 30 sec. East, 183.90 feet to an iron pipe; South 86 deg. 57 min. 25 sec. East, 182.79 feet to an iron pipe and North 32 deg. 50 min. 30 sec. East, 128.24 feet to an iron pipe; thence South 77 deg. 40 min. 50 sec. East, 186.81 feet to an iron pipe; thence North 88 deg. 49 min. 30 sec. East, passing an iron pipe at 202.09 feet, total distance 229.82 feet to a point in the centerline of a 30 foot wide private road and utility easement; thence along and with the centerline of said road and utility easement, North 10 Deg. 36 min. 20 sec. East, 77.68 feet to a point; South 61 deg. 02 min. 00 sec. East, 186.54 feet to a point and North 71 deg. 04 min. 20 sec. East, 94.50 feet to a point; thence leaving the centerline of said road and utility easement, South 12 deg. 58 min. 45 sec. West, passing an iron pipe at 35.14 feet, total distance 1,002.00 feet to an iron pipe set in the south boundary of the lands described in the Deed first hereinabove referred to; thence North 79 deg. 49 min. 25 sec. West, 242.48 feet to an iron pipe; thence North 60 deg. 06 min. 20 sec. West, 550.26 feet to an iron pipe; thence North 82 deg. 51 min. 30 sec. West, 379.69 feet to the point of BEGINNING, containing 20.00 acres, more or less, and being described herein as

surveyed by G.L. Sprinkle, Registered Surveyor, and as shown on his drawing dated May 25, 1981, as revised July 3, 1982.

“ ‘Party of the first part further conveys unto parties of the second part, their heirs and assigns, the right to use in common with party of the first part, his successors and assigns, and all others who now have or may hereafter acquire the right to use the same, the 30 foot wide private road and utility easement, the centerlines of which form a portion of the north boundary of the lands hereby conveyed and a continuation thereof along and with centerline of the existing access road in a northeasterly direction to the point of intersection with State Road NO. 1102 (old U.S. Highway 23-441). Provided however, party of the first part specifically reserves unto himself, his successors and assigns, the right to use said road and utility easements in common with parties of the second part, their heirs and assigns, and particularly any portions thereof falling within the boundaries of the lands hereby conveyed.

“ ‘This conveyance is made subject to those certain restrictive covenants, conditions and affirmative obligations as set forth in the Declaration of Restrictive Covenants which is filed for record in the Office of Register of Deeds for Macon County, North Carolina in Deed Book P-14, page 234, the same being incorporated herein by reference as if fully set forth in this instrument.”

“TRACT 2

“Being all that tract or parcel of land lying and being in Smithbridge Township, Macon County, North Carolina, being more particularly described as follows:

“BEING the same lands, easements, privileges, and appurtenances as described in a deed dated 20 October, 1982 from Lawrence M. Patton, Jr., Trustee to Harry J. Kangieser and L. Georgia Kangieser, as recorded in the Office of the Register of Deeds for Macon County, North Carolina, in Deed Book T-14, page 178, containing 4.02 acres as surveyed by G.L. Sprinkle, Registered Surveyor, and as shown on his drawing dated May 25, 1981, fourth revision dated September 22, 1982.

“TRACT 3

“Being all that tract or parcel of land lying and being in Smithbridge Township, Macon County, North Carolina, being more particularly described as follows:

“BEING the same lands, easements, privileges, and appurtenances as described in a deed dated 20 October, 1982 from Lawrence M. Patton, Jr., Trustee to Harry J. Kangieser and L. Georgia Kangieser, as recorded in the Office of the Register of Deeds for Macon County, North Carolina, in Deed Book C-15, page 33, containing 4.86 acres as surveyed by G.L. Sprinkle, Registered Surveyor, and as shown on his drawing dated May 25, 1981, last revised September 22, 1982.”

Jeffry J. Saez died on June 15, 2009, and a copy of his death certificate is attached thereto as 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 Grantee in fee simple.

AND THE GRANTOR COVENANTS with Grantee that Grantor is seized of said premises in fee; has the right to convey the same in fee simple; that the same are free and clear from all liens and encumbrances; and that Grantor 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.

*******REMAINDER OF PAGE INTENTIONALLY LEFT BLANK*******

IN TESTIMONY WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

Susan L. Saetz (SEAL)
Susan L. Saetz

STATE OF GEORGIA
COUNTY OF Cobb

I, Drusilla L Reid, Notary Public of the aforesaid County and State hereby certify that **SUSAN L. SAETZ, the unmarried widow of Jeffrey J. Saetz, a/k/a Jeffrey J. Saetz**, 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 13th day of November, 2020.

(NOTARIAL SEAL)

Drusilla L Reid
Notary Public

My Commission Expires: January 18, 2021

