

BK: CRP U-43

PG: 827-829

RECORDED:

06-30-2025

10:49:16 AM

BY: TODD RABY

REGISTER



2025003697

MACON COUNTY, NC

TODD RABY

REGISTER OF DEEDS

NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$470.00

WARRANTY DEED

Delinquent taxes if any, to be paid by the closing attorney to the county tax collector upon disbursement of the closing proceeds.

Parcel Identification Number 6584-69-8505

This property was the primary residence of the Grantor.

Revenue Stamps \$470.00

MAPPING
MR

This instrument prepared by
Law Offices of Kenneth W. Fromknecht, II PA
29 Iotla Street
Franklin, NC 28734

To be returned to:
Coward Hicks & Siler, P.A.
43 W Main Street
Franklin, NC 28734

NORTH CAROLINA
MACON COUNTY

THIS DEED made this June 30, 2025, by and between **Delores J. Zachary**, the unmarried widow of Charles E. Zachary, whose address is 83 Meadowbrook Drive, Franklin, NC 28734, GRANTOR, and **Stewart R. White and Marilyn K. White, Trustees of The White Family Trust dated February 12, 2019**, whose address is 614 Cadena Circle, The Villages, FL 32159, GRANTEE. The designation 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, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in or near the Town of Franklin, Franklin City Township, Macon County, North Carolina, and more particularly described as follows:

Being all of the lands, tenements, easements and appurtenances conveyed by that Deed dated April 13, 2017, from Kimberly A. McClure to Charles E. Zachary and wife, Delores J. Zachary, recorded at Book W-37, Page 2267, Macon County Registry, and being more particularly described therein as follows:

“Being all of the lands, easements, privileges and appurtenances as described in and conveyed by the deed from Cynthia Waldroop Raby, formerly known as Cynthia Lynne McClure, and husband, William Russell Raby to Kimberly McClure, dated October 22, 2009 and recorded in the Office of Register of Deeds for Macon County, North Carolina, in Book I-33, Pages 2199-2200, 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 30 March, 1988 from Brevard Federal Savings & Loan Association to Cynthia Lynn McClure, as recorded in the Office of the Register of Deeds for Macon County, North Carolina, in Deed Book U -17 at page 497, and being more particularly described therein as follows:

“““BEING all of that property as described in a deed dated 26 May 1981 from Thomas L. Hagan and wife, Karlene D. Hagan, to Edward Palkovic and wife, Georgine Palkovic, as recorded in the Office of the Register of Deeds for Macon County, North Carolina, in Deed Book U-13 at page 180, and being described therein as follows:

““““Lot No. 15 of Meadowbrook Estates as shown on the plat thereof prepared by Thomas H. Cabe, Registered Land Surveyor, dated 31 August 1976, said plat being recorded in Plat Book 4 at page 110 (now Plat Cabinet I, Slide 117, Page 2), Macon County Public Registry, reference to which is hereby made for a more complete and accurate description of the property hereby conveyed.

““““Together with and subject to existing road and utility easements of record and those restrictions recorded in the Macon County Public Registry in Book I-13, Page 145.

““““And being the same lands described in deed recorded in Deed Book K-17 at page 381, Macon County Registry.”””

This conveyance is subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereunto belonging to the Grantee in fee simple.

AND THE GRANTOR COVENANTS with the Grantee that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

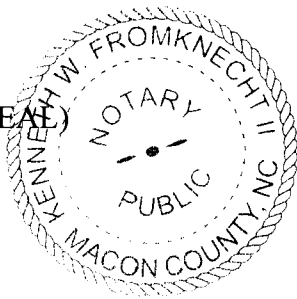
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, this the day and year first above written.

Delores J. Zachary (SEAL)
Delores J. Zachary

STATE OF NORTH CAROLINA
COUNTY OF MACON

I, Kenneth W. Fromknecht, II, a Notary Public of the County and State aforesaid, do hereby certify that Delores J. Zachary, personally known to me or who produced _____ as identification, personally appeared before me this day and acknowledged her due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and official stamp or seal, this June 30, 2025.

(NOTARIAL SEAL)



[Signature]
Notary Public

My Commission Expires: June 23, 2028