

BK: CRP O-39
PG: 1090-1092
RECORDED:
11-15-2019
03:28:09 PM
BY: TODD RABY
REGISTER



2019007934
MACON COUNTY, NC
TODD RABY
REGISTER OF DEEDS

NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$116.00

Revenue \$116.00

THIS INSTRUMENT PREPARED BY:

Jeffrey William Gillette
Gillette Law Firm, PLLC
133 East Palmer St., Ste. 101
Franklin, NC 28744

PLEASE RETURN TO:

Jeffrey William Gillette
Gillette Law Firm, PLLC
133 East Palmer St., Ste. 101
Franklin, NC 28734

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

MAPPING
MW

PIN: 7506199672

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 15th day of November, 2019, by and between **JOSH HODGES and wife, JANE HODGES**, of P.O. Box 431, Statesboro, GA 30459, Grantors; and **TERRY G. SIMPSON and wife, MELANIE BETH SIMPSON**, whose mailing address is 1848 Pinnacle Drive, Lakeland, FL 33813, Grantees. (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, 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 Grantee, in fee simple, all that certain lot or parcel of land situated in Millshoal Township, Macon County, State of North Carolina, and being more particularly described as follows:

BEING all of those same lands and premises, together with all easements, rights of way and appurtenances thereunto appertaining, as are described in a Deed from Wildlife Properties, LLC to Josh Hodges and spouse, Jane Hodges, said Deed being dated July 22, 2016, and being recorded in Deed Book K-37, Page 1998 of the Macon County Registry.

BEING Lot 254 of "Sunset Ridge at Wildlife Properties", containing 0.07 acres, as per survey and plat by Appalachian Surveying Company, dated July 13, 2007, entitled "Survey of Wildlife Properties, LLC", drawing number 06-096L-3, as recorded in Plat Book 4, Card 5965, Macon County Registry.

SUBJECT TO Declaration of Covenants, Conditions, and Restrictions for Sunset Ridge at Wildlife Properties as recorded in Book S-32, page 2038, Macon County Registry as amended at Book Z-34, Page 374, Macon County Registry.

TOGETHER WITH, SUBJECT TO and INCLUDING the joint use of that 22-foot right of way as shown on aforesaid plat, the right of way for Thumpers Trail, the rights of way as shown on plats for Wildlife Properties, LLC, including but not limited to plats at Cards 5105, 5467, 5468 5965, and 5487, and any and all other platted or constructed roads owned by Wildlife Properties, LLC leading to Echo Valley Road, a state-maintained road.

BEING a portion of that property described in deed dated February 26, 2002 from Peter W. Robes and wife, Shirley A. Robes to Sunrise Valley at Quechee, Inc., in Book M-25, pages 844-845, Macon County Registry.

Articles of Merger between Sunrise Valley at Quechee, Inc. and Wildlife Properties, LLC filed in Book A-28, page 1046 and corrected in Book B-28, pages 1438, 1442, Macon County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple, subject to the exceptions herein enumerated.

Property taxes for 2019 and subsequent years. Existing utility easements and road rights-of-way.

AND, subject to the exceptions herein enumerated, the Grantors covenant with the Grantee, 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 the 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.

Josh Hodges
JOSH HODGES

Jane Hodges
JANE HODGES

STATE OF Georgia

COUNTY OF Bulloch

I, Christine Kennedy, a Notary Public for the state and county aforementioned, do hereby certify that **JOSH HODGES** and **JANE HODGES** appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and official stamp or seal this 14 day of November, 2019.



Christine Kennedy
Notary Public
My Commission Expires: 1.31.21