

BK: CRP D-42

PG: 2065-2068

RECORDED:

10-17-2022

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BY: TODD RABY

REGISTER



2022007919

MACON COUNTY, NC

TODD RABY

REGISTER OF DEEDS

NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$920.00

Revenue \$ 920.00

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.
COWARD, HICKS & SILER, P.A.
43 WEST MAIN STREET
FRANKLIN, NORTH CAROLINA 28734

PLEASE RETURN TO:
Russell R. Bowling, Esq.
77 West Main Street
Franklin, NC 28734

MAPPING
Mr

PIN: 7507867874
22F589T

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this the 10th day of October, 2022, by and between **GAIL JAMES STERLING and wife, JOYCE ANN RUSSELL STERLING**, Grantors; and **AMY CAROLINE WATSON and husband, SEAN MICHAEL FOSTER** of 1318 Runnymede Lane, North Charleston, South Carolina 29406, 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 Millshoal Township, Macon County, State of North Carolina, and being more particularly described as follows:

See Exhibit A attached.

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)
GAIL JAMES STERLING

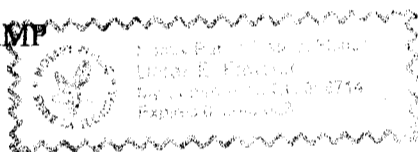
 (SEAL)
JOYCE ANN RUSSELL STERLING

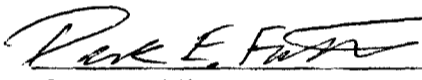
STATE OF Florida
COUNTY OF Sarasota

I, Derek E. Fawcett a Notary Public, do hereby certify that
(type or print name of Notary)
GAIL JAMES STERLING and wife, JOYCE ANN RUSSELL STERLING, 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 13th day of October, 2022.

SEAL-STAMP




Notary Public
My commission expires: 07/24/2023

W:\RP\KLP\sterling to foster & watson ex A.wpd

EXHIBIT "A"

Being all of the lands, easements, privileges and appurtenances as described in and conveyed by the deed from Michael D. Beasley and wife, Carolyn Joyce Beasley, to Gail James Sterling and wife, Joyce Ann Russell Sterling, dated August 30, 2021, recorded in the Office of the Register of Deeds for Macon County, North Carolina, in Book F-41, Pages 1788-1792, and being more particularly described as follows:

Being Lots #12, 13 and 14 of Gold Mountain Estates Subdivision, as shown on the plat entitled "Gold Mountain Estates", surveyed by J. Frank Shope, RLS, dated July 1, 1966, and recorded in the Office of the Register of Deeds for Macon County, North Carolina, in Book N-7, Page 73, to which reference is hereby made for a more complete description of the lands, easements, privileges and appurtenances herein conveyed.

TOGETHER WITH AND SUBJECT TO the right to use the 60' road right of way, the centerline of which forms the northern boundary of the lands herein described and continuing to the intersection with the public road.

SUBJECT TO the right to place power lines, water lines and other utility lines along primary roadways.

SUBJECT TO the water rights and easements affecting Lot 13, Gold Mountain Estates Subdivision, for the benefit of Lots 17 and 18, Gold Mountain Estates Subdivision, as contained in the deed dated October 1, 1984, from Thomas K. Angell and wife, Darlene F. Angell, to Jan R. Woodring and wife, Bonnie L. Woodring, recorded in Book B-16, Page 25, Macon County Registry.

SUBJECT TO the restrictions and covenants recorded in the Office of the Register of Deeds for Macon County, North Carolina, in Book N-7, Page 73.

This conveyance is made subject to easements for existing roadways and utility lines and facilities, to restrictions of record and as shown on the above referenced plat, and to applicable land use laws and ordinances.