



2010005317

MACON CO, NC FEE \$22.00
PRESENTED & RECORDED.

08-13-2010 01:07:57 PM

TODD RABY
REGISTER OF DEEDS
BY: TODD RABY
REGISTER

BK: CRP V-33

PG: 1225-1226

Revenue \$0.00

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
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

PIN:#6583605873



NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this the 9th day of August, 2010, by and between **PEDRO P. MARTINEZ** and wife, **MARTHA MARTINEZ**, Grantors; and **CHRISTIAN MARTINEZ** and wife, **LAUREL P. MARTINEZ** of 3348 Georgia Road, Franklin, NC 28734, 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 Franklin Township, Macon County, State of North Carolina, and being more particularly described as follows:

Being a portion of the real property described in and conveyed by the deed dated September 17, 1975 from Wiley A. Bryson and wife, Helen Bryson to Pedro P. Martinez and wife, Martha Martinez, recorded in Book S-10, Page 43, Macon County Public Registry, and being more particularly described as follows:

NO TITLE EXAMINATION WAS PERFORMED PRIOR TO THE PREPARATION OF THIS DEED.

Being TRACT 1, containing 3.94 acres, as shown on a survey map by Larry T. Turlington, P.L.S., Turlington 4-State Land Surveying, PLLC, dated January 21, 2008, drawing #08-01-21-100, recorded on Plat Card #6621, Macon County Public Registry, to which reference is hereby made for a full and complete description.

Grantors further convey unto Grantees, their heirs, successors and assigns, and reserve unto Grantors, their heirs, successors and assigns, the right to use in common with all others who now have or may in the future acquire the right to use the same, easements and rights of way for roadway and utility lines and facilities, 30 feet in width, the centerlines of which correspond to the centerlines of the existing roads designated "EXISTING ACCESS ROADS" and "EXISTING ACCESS ROAD GRAVEL" upon the above described TRACT 1 and upon TRACT 3, as shown on the above referenced survey map recorded on Plat Card #6621, Macon County Public Registry.

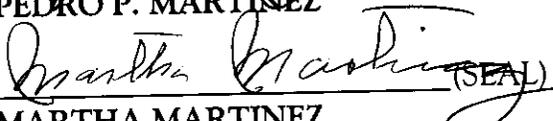
Subject to easements for existing roadways and utility lines and facilities, to restrictions of record, and to applicable land use laws and ordinances.

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 hereunto set their hands and seals, or if corporate has caused this instrument to be signed in its corporate name by its duly authorized officer, the day and year first above written.


PEDRO P. MARTINEZ (SEAL)

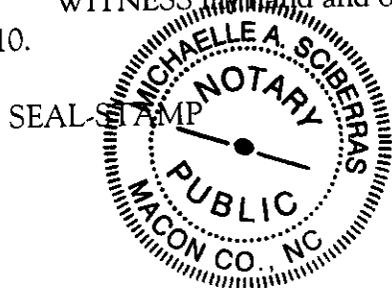

MARTHA MARTINEZ (SEAL)

STATE OF NC
Macon COUNTY

I, Michelle A Sciberras a Notary Public, do hereby certify that
(type or print name of Notary)

PEDRO P. MARTINEZ and wife, MARTHA MARTINEZ, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this 13 day of August, 2010.




Notary Public
My commission expires: 3-29-2014