

BK: CRP W-39
PG: 20-22
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04-20-2020
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BY: TODD RABY
REGISTER



NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$590.00

WARRANTY DEED

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

Revenue \$590.00

Prepared by and Return to: Joseph M. Collins
COLLINS & HENSLEY, P.A.
217 Iotla Street
Franklin, North Carolina 28734

Grantees' permanent mailing address: 159 Kings Cove Road
Lakeland, FL 33810

PIN #6572-84-7859, #6572-85-7280, #6572-95-0171

STATE OF NORTH CAROLINA
COUNTY OF MACON



THIS DEED, made this the 20th day of April, 2020, by and between **RICHARD M. MOTTOLA, unmarried widower of Betty Lou Mottola**, Grantor, and **NICHOLAS JOSEPH MOTTOLA, unmarried**, Grantee; whether one or more; the neuter gender shall be deemed to include the masculine and feminine and the singular number the plural, and vice versa;

WITNESSETH, That Grantor, in consideration of Ten Dollars and other valuable consideration, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, and convey unto Grantee, and his heirs, successors, and assigns, a certain tract or parcel of land in Franklin Township, Macon County, North Carolina, being more particularly described as follows:

BEING the same lands, easements, privileges and appurtenances as described in the deed from Ralph M. Hann and wife, Sandra J. Hann to Richard M. Mottola and wife, Betty Lou Mottola, dated 7 October 1996 and recorded in Deed Book P-21, Pages 1446-1448, Macon County Land Registry, and being more particularly described therein as follows:

“BEING a portion of that property as described in a deed dated 13 February 1995 from Louis J. Capaforte and wife, Patricia A. Capaforte, to Ralph M. Hann and wife, Sandra J. Hann, as recorded in the Office of the Register of Deeds for Macon County, North Carolina, in Deed Book

T-20 at pages 2207-2211, and being more particularly described as follows:

“BEGINNING at a tack set in a stone, said point being the beginning corner of the property described in the deed referred to hereinabove; runs thence from said point of beginning with portions of the boundary lines of the said Hann tract, the following five (5) courses and distances: North 11 deg. 14 min. 40 sec. East, 124.40 feet to an iron pipe; North 20 deg. 28 min. 10 sec. East, 100.23 feet to an iron pipe; North 82 deg. 16 min. 48 sec. West, 287.66 feet to an iron pipe, a corner common to the Sanders and Brendle tracts; North 85 deg. 21 min. 56 sec. West, 286.15 feet to an iron pipe; and South 28 deg. 56 min. 00 sec. West, passing an iron pipe set on the edge of a road right of way easement at 386.44 feet, whole distance 408.69 feet to a point set in the center line of a 30' wide road right of way easement; thence with the center line of the said easement, the following six (6) courses and distances: South 28 deg. 19 min. 00 sec. East, 105.98 feet to a point; South 37 deg. 50 min. 00 sec. East, 134.49 feet to a point; South 45 deg. 50 min. 00 sec. East, 63.93 feet to a point; South 74 deg. 16 min. 00 sec. East, 76.02 feet to a point; South 87 deg. 44 min. 00 sec. East, 119.26 feet to a point; and North 59 deg. 59 min. 39 sec. East, 87.45 feet to an iron pipe set in the center line of the said 30' wide road right of way easement; thence with portions of the boundary of the Barry tract (Deed Book E-19 at page 1179, Macon County Public Registry) and the Dupree tract (Deed Book F-13 at page 157, Macon County Public Registry), the following five (5) courses and distances: North 05 deg. 37 min. 00 sec. East, 199.97 feet to an iron pipe; South 77 deg. 59 min. 45 sec. East, 217.61 feet to an iron pipe; North 07 deg. 26 min. 12 sec. West, 83.28 feet to an iron pipe; North 07 deg. 44 min. 40 sec. East, 104.03 feet to an iron pipe; and South 37 deg. 56 min. 39 sec. East, 42.80 feet to the point of BEGINNING. Being and containing 7.23 acres, more or less, and being described herein by a plat by survey dated 28 August 1996 by Thomas H. Cabe, Registered Land Surveyor.

“THIS CONVEYANCE IS MADE TOGETHER WITH AND SUBJECT TO the right to use in common with the grantor herein, their heirs and assigns, and all others who now have or may hereafter acquire the right to use the same, that 30' wide road right of way easement referred to hereinabove, the center line of which forms a portion of the southern boundary of the property described hereinabove; together with its continuation to State Road #1134. By their acceptance hereof, the grantees herein do agree to pay a prorated share of the costs of maintenance and repair of the said road right of way easement.

“THIS CONVEYANCE IS FURTHER MADE SUBJECT TO all existing easements for public utilities.”

All or a portion of the property herein conveyed does include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging, or in anywise thereunto appertaining, unto the Grantee, and his heirs, successors and assigns, to their only use and behoof, in fee simple forever, subject to those exceptions, reservations, and limitations following the description hereinabove set forth.

And the Grantor covenants with Grantee, his heirs, successors and assigns, that he is seized of said premises in fee, and has the right to convey the same in fee simple; that the same are free and clear from all liens and encumbrances and that he will warrant and defend the said

title to the same against the lawful claims of all persons whomsoever, subject to those exceptions, reservations, and limitations following the description hereinabove set forth.

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

Richard M. Mottola (SEAL)
Richard M. Mottola

STATE OF NORTH CAROLINA
COUNTY OF MACON

I, a Notary Public of the County and State aforesaid, certify that Richard M. Mottola, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this 20TH day of April, 2020.

(SEAL)

W. M. Collins
Notary Public
My Commission Expires: 07-22-2023

