

BK: CRP U-42

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2023006898

MACON COUNTY, NC
TODD RABY
REGISTER OF DEEDS

NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$860.00

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$860.00

Parcel Identifier No. 6564585899

Delinquent taxes, if any, to be paid by the closing

Attorney to the county tax collector upon

Disbursement of closing proceeds.

Mail after recording to: Stuart D. Sloan, Sloan & VanHook, PLLC, 70 Iotla Street, Franklin, NC 28734

This instrument was prepared by: Stuart D. Sloan, Sloan & VanHook, PLLC, 70 Iotla Street, Franklin, NC 28734

THIS DEED made this 30th day of October, 2023 by and between

GRANTORS

James W. Hogan and wife, Mary Lou Hogan

MAPPING
MR

GRANTEES

Dennis Stephen Peel and Jeanette Chaney Peel, Trustees of The Dennis Stephen Peel and Jeanette Chaney Peel Revocable Trust Agreement u/t/a dated July 24, 2006

141 Lake Francis Drive
Lake Placid, FL 33852

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 located in Cartoogechaye Township Macon County, North Carolina and more particularly described as follows:

See attached "Exhibit A"

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book J-29, Page 88, Macon County Registry.

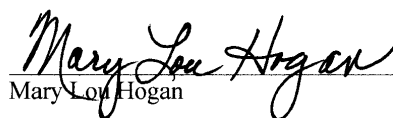
The above described property _____ does ☒ does not include the primary residence of the Grantor.

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.

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 except for the exceptions hereinafter stated.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

 _____ (SEAL)
James W. Hogan

 _____ (SEAL)
Mary Lou Hogan

Georgia
STATE OF NORTH CAROLINA
COUNTY OF ~~MACON~~ *COLUMBIA*

I *Shari Jill Creswell*, a Notary Public for the County of Macon and State of North Carolina, do hereby certify that **James W. Hogan and wife, Mary Lou Hogan**, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument for the purposes stated therein.

WITNESS my hand and notarial seal, this 30 day of October, 2023.

 _____
Notary Public
(SEAL)

My Commission Expires: _____

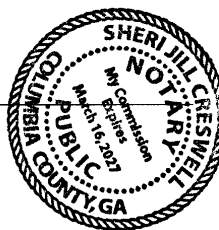


EXHIBIT A

Being the same lands, easements, privileges and appurtenances as described in and conveyed by that deed dated July 13, 2005 from William H. Blythe and Charles C. Greathouse, now known as Charles C. Blythe and William H. Blythe, joint tenants with right of survivorship to James W. Hogan and wife, Mary Lou Hogan recorded in Book J-29 Page 88, Macon County Land Registry and being more particularly described therein as follows:

Being all the lands, easements, privileges and appurtenances described in that deed dated 10 December 2002 from Jeffrey A. Cloer, and wife, Brenda Cloer to William H. Blythe and Charles C. Greathouse, and recorded in Book H-26, Page 1677-1679, Macon County Land Registry, and being more particularly described therein as follows:

“Being the same lands, easements, privileges and appurtenances described in and conveyed by the deed dated March 5, 1997 from Timothy D. Faulkner and wife, Donna M. Faulkner to Jeffrey A. Cloer, recorded in Book V-21, Page 1114, Macon County Public Registry, and being described therein as follows:

“Being Lot 40, Phase II, Section III of Mill Creek Estates as shown on the plat thereof recorded in Plat Card 651, Macon County Land Registry, to which plat reference is hereby made for a more complete description of the property hereby conveyed and being more fully described as follows according to a recent survey by Thomas H. Cabe, Registered Land Surveyor.

“BEGINNING at an existing iron pipe, said existing iron pipe being the southeast corner of Lot 40, being a corner common to Lot 45 and to Lot 41, runs thence from said point of BEGINNING and with the line of Lot 45, North 80 deg. 48 min. 30 sec. West, passing an existing iron pipe at 120.44 feet, whole distance 153.51 feet to a point in the center of a forty foot wide road and utility right of way; thence with the centerline of said right of way the following five courses and distances: North 30 deg. 08 min. 05 sec. West 38.46 feet to a point; North 43 deg. 12 min. East 100.50 feet to a point; North 58 deg. 58 min. 05 sec. East 59.21 feet to a point; North 69 deg. 39 min. 35 sec. East 43.21 feet to a point, and South 61 deg. 31 min. East 20.90 feet to a point in the centerline of said forty foot wide road and utility right of way; thence leaving the road and with the line of Lot 41, South 02 deg. 36 min. 15 sec. West, passing an existing iron pipe at 47.05 feet, whole distance 166.40 feet to the point of BEGINNING, containing 0.47 of an acre.

“The Grantor further conveys to the Grantee an easement for the existing driveway running across the northwest corner of Lot 41 to the forty foot wide road and utility right of way above referred to.

“This conveyance is made subject to the Restrictive Covenants as set forth in the Declaration of Restrictive Covenants recorded in Book M-16, Page 150, Macon County Land Registry, as amended by First Amendment to the Declaration of Restrictive Covenants, recorded in Book D-17, Page 7, Macon County Land Registry, and by Second Amendment to the Declaration of Restrictive Covenants, recorded in Book C-18, Page 525, Macon County Land Registry, pursuant to the Second Addendum to the Declaration of Restrictive Covenants, recorded in Book M-18, Page 189, Macon County Land Registry.

“This conveyance is made subject to easements for existing electric, water and sewer lines.”

“By acceptance of this conveyance, the Grantees agree for themselves, their heirs, successors and assigns, to become a member of Mill Creek Property Owners Association, Inc. and is subject to all rules and regulations of said associations.

This conveyance is made subject to easements for existing roadways and utility lines and facilities, to restrictions of record, and to applicable land use laws and ordinances.