

BK: CRP U-41
PG: 1989 - 1992

RECORDED:

04/29/2022

03:38:27 PM

DEPUTY

BY: GLORIA CABE

2022003365

MACON COUNTY, NC

TODD RABY

REGISTER OF DEEDS

NC FEE \$26.00

STATE OF NC

REAL ESTATE

EXTX \$1040.00

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 \$1,040.00

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

Return to: KIMBERLY R. COWARD, ESQ.
PO Box 1918
Cashiers, NC 28717

Grantees' permanent mailing address: 170 Lauren Lane
Franklin, North Carolina 28734

PIN # 7505-42-0484

STATE OF NORTH CAROLINA
COUNTY OF MACON

MACON COUNTY
04-29-2022 03:21:31 LS
TAX COLLECTOR'S OFFICE



MR

THIS DEED, made this the 28th day of April, 2022, by and between **ASHLEY HENSON, unmarried**, Grantor, and **KEVIN KOACH and wife, LINDSEY KOACH, and BRUCE DOLEZAL and wife, LISA DOLEZAL**, as joint tenants with right of survivorship, 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;

Submitted electronically by "Coward Hicks & Siler"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Macon County Register of Deeds.

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 a one-half ($\frac{1}{2}$) undivided interest unto KEVIN KOACH and wife, LINDSEY KOACH and a one-half ($\frac{1}{2}$) undivided interest to BRUCE DOLEZAL and wife, LISA DOLEZAL, as joint tenants with the right of survivorship pursuant to North Carolina General Statute 41-71, and not as tenants in common, in fee simple in all of that certain lot or parcel of land situated in Millshoal 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 Fannie Mae a/k/a Federal National Mortgage Association to Ashley Henson, dated 11 October 2016 and recorded in Deed Book R-37, Pages 147-148, Macon County Land Registry, and being more particularly described therein as follows:

“Being a portion of the lands described in that deed dated 18 October, 1991, from Peggy Ann Reynolds to John M. Lathrop, and wife, Lantie E. Lathrop, recorded in Book G-19, Page 1506-1507, Macon County Land Registry and being more particularly described as follows:

“Beginning at an iron pipe, at the northwest corner of the lands described above which corner is also the northeast corner of Lot 49, Dogwood Subdivision, as shown on Plat Cabinet 1, Slide 133, Page 9, Macon County Land Registry, runs thence from said point of beginning N 88-31 E, 136.24 feet to an iron pipe; thence S 05-07-58 W, 58.82 feet to an iron pipe; thence S 23-38-16 E passing the centerline of a paved road at 135.35 feet whole distance 152.03 feet to an iron pipe; thence N 76-20-08 W passing an iron pipe at 73.99 feet, whole distance 94.26 feet to an iron pipe; thence S 89-26-39 W, 106.85 feet to a point; thence N 02-10 E passing the centerline of a paved road at 14.86 feet and an iron pipe at 27.15 feet, whole distance 173.22 feet to the point and place of beginning, containing .63 acres more or less and being a portion of Lots 48 and 47 of Dogwood Subdivision as shown on that survey plat of Thomas H. Cabe, Registered Land Surveyor, dated August 11, 1997 (Drawing 1817).

“This conveyance is subject to those easements, restrictions and reservations contained in that deed dated 16 August, 1988 from John P. Hanna and wife, Norma Lee Hanna to Peggy Ann Reynolds, recorded in Book Y-17, page 488, Macon County Land Registry, and that deed dated 16 August, 1988 from Bob Sanders and wife Josephine Sanders, to Peggy Ann Reynolds, recorded in Book Y-17 Page 487, Macon County Land Registry, to which reference is hereby made for a more specific

description of the matters contained herein.

“Grantors reserve an easement for ingress, egress and utilities, 20 feet wide, the centerline of which is the centerline of the existing paved road leading from Lot 49, Dogwood Subdivision across the above described lands to Lot 47 of Dogwood Subdivision. This easement shall be appurtenant to Lot 47 Dogwood Subdivision.”

Property Address: 170 Lauren Lane, Franklin, NC 28734"

Together with an easement for road right of way as described in Deed Book Y-17, Page 487 and Deed Book Y-17, Page 488, Macon County Land Registry.

Subject to the restrictive covenants described in Deed Book Y-17, Page 487 and Deed Book Y-17, Page 488, Macon County Land Registry.

Subject to the water right easement deed from Beatrice J. Fox and husband, Ernest E. Pignona to Robert Ward and wife, Suzanne Ward dated 8 August 2006 and recorded in Deed Book R-30, Pages 301-302, Macon County Land Registry.

Subject to well rights as described in the deed from Beatrice J. Fox and husband, Ernest Edward Pignona to Johnie E. Jones and wife, Gabriell D. Jones, dated 9 October 2006 and recorded in Deed Book S-30, Pages 1516-1518, Macon County Land Registry.

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.

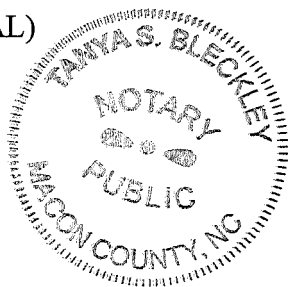
IN TESTIMONY WHEREOF, Grantor has set his hand and seal, the day and year first above written.



_____(SEAL)
Ashley Henson

STATE OF NORTH CAROLINA
COUNTY OF MACON

I, a Notary Public of the County and State aforesaid, certify that Ashley Henson personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this 28th day of April, 2022.

(SEAL)





Notary Public
My Commission Expires: 6/5/26