

BK: CRP F-38  
PG: 1047-1049  
RECORDED:  
10-13-2017  
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BY: TODD RABY  
REGISTER



2017007007  
MACON COUNTY, NC  
TODD RABY  
REGISTER OF DEEDS

NC FEE \$26.00  
STATE OF NC  
REAL ESTATE  
EXTX \$880.00

PREPARED BY: ORVILLE D. COWARD, JR., of 43 West Main Street, Franklin, NC 28734, 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.

Parcel 7515-21-5379

REVENUE \$880.00

MAPPING  
JH

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made, executed and delivered this 27th day of September, 2017, by and between THOMAS H. WILKINSON and wife CONNIE WILKINSON, GRANTORS, and CRISTINA R. BENTIN, GRANTEE, of 129 Skyline Park Drive, Franklin, NC 28734.

The designation Grantors 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.

### W I T N E S S E T H :

THAT the Grantors, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple all that certain lot or parcel of land situated in Millshoal Township, Macon County, North Carolina, and more particularly described as follows:

BEING the same lands, easements, privileges and appurtenances as described in the deed dated January 30, 2005 from North Carolina Mountain Properties, LLC to Thomas H. Wilkinson (erroneously referred to as Wilksinson) as recorded in Book W-28, Pages 1561-1563, Macon County Public Registry and being described therein as follows:

"BEING a portion of the lands, easements, privileges and appurtenances described in and conveyed by the Deed dated June 17, 2004 from Lincoln Trust Company, Trustee for David Lundberg to North Carolina Mountain Properties, LLC, recorded in Book Q-28, Pages 2211-2212, Macon County Public Registry and in the Deed dated November 23, 2004, from Robert L. Lundberg, et al to North Carolina Mountain

Properties, LLC recorded in Book R-28, Page 1700, Macon County Public Registry and being more particularly described as follows:

"BEING Lot 12, containing 2.01 acres of The Preserve at Holly Springs, a Subdivision, as shown on the plat by Danny J. Parris, P.L.S., dated June 1, 2004, drawing number 96, recorded on Plat Card #4305, Macon County Public Registry, to which reference is hereby made for a full and complete description.

"This conveyance includes and is made subject to the right to use in common with Grantor, its successors and assigns, and with all others who now have or may in the future acquire the right to use the same, the dedicated subdivision easements and rights of way for roadway and utility lines and facilities as shown on said recorded plat and as shown on the right of way plat by Danny J. Parris, P.L.S., dated November 2, 2004, drawing number 96F, recorded on Plat Card #4306, Macon County Public Registry, to which reference is hereby made for a full and complete description.

"This conveyance is made subject to the provisions of and includes the benefits of the Declaration of Restrictive Covenants, Easements and Conditions, for The Preserve at Holly Springs, a Subdivision, recorded in Book R-28, at Page 1703, Macon County Public Registry, to which reference is hereby made for a full and complete description.

"This conveyance is further made subject to the restrictions recorded in Book M-21, Pages 1036-1039 and in Book U-21, Pages 364-365, Macon County Public Registry.


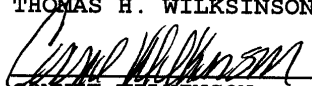
"This conveyance is made subject to easements for existing roadways and utility lines and facilities, to restrictions of record and to applicable land use laws and ordinances."

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.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and

seal, or if corporate, has caused this instrument to be signed in its name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

 (SEAL)  
THOMAS H. WILKINSON, A/K/A  
THOMAS H. WILKSINSON  
 (SEAL)  
CONNIE WILKINSON

STATE OF nc  
COUNTY OF Macon

I, Debra H. Robb, a Notary Public do hereby certify that Thomas H. Wilkinson and wife, Connie Wilkinson, personally appeared before me this day and acknowledged the execution of the foregoing and annexed instrument for the purposes therein expressed.

Witness my hand and notarial seal this the 13<sup>TH</sup> day of October, 2017.

(SEAL)

 Notary Public

My commission expires: 5-9-19

