

BK: CRP Y-42

PG: 560 - 564

RECORDED:

01/22/2024

02:34:00 PM

ASSISTANT

BY: JANA SMITH

2024000345

MACON COUNTY, NC

TODD RABY

REGISTER OF DEEDS

NC FEE \$26.00

STATE OF NC

REAL ESTATE

EXTX \$100.00

WARRANTY DEED

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

Parcel Identification Number Portion of 6598-03-2592
This property was not the primary residence of the Grantor
Revenue Stamps \$100.00

This instrument prepared by:
Law Offices of Kenneth W. Fromknecht, II PA
29 Iotla Street
Franklin, NC 28734

To be returned to:
Biggers & Associates
79 Woodfin Pl Ste 211
Asheville, NC 28801

NORTH CAROLINA
MACON COUNTY



MACON COUNTY
01-22-2024 01:05:01 DR
TAX COLLECTOR'S OFFICE

THIS DEED made this January 10, 2024 by and between **Equity Trust Company Custodian fbo Patrick W. Corkill IRA**, a South Dakota corporation, whose address is 225 Burns Road, Elyria, OH 44035, GRANTOR, and **Michelle Long**, whose address is 2607 Autumn Lake Lane, Decatur, GA 30034, GRANTEE. 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 situated in or near the Town of Franklin, Cowee Township, Macon County, North Carolina, and more particularly described as follows:

Being a portion of the lands, tenements, easements and appurtenances conveyed by that Deed dated December 30, 2021, from Patricia Gibson Garrett, et. ux., et.al. to Equity Trust Company Custodian fbo Patrick W. Corkill IRA, recorded at Book N-41, Page 364, Macon County Registry, and being more particularly described therein as follows:

Submitted electronically by "BIGGERS & ASSOCIATES, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Macon County Register of Deeds.

Lot 6, 0.31 acre, Tiny Mountain Estates as depicted on a plat from a survey by Barry S. Bacon, PLS, drawing no. 5382BC, dated August 1, 2023, recorded at Plat Book 5, Card 12821, Macon County Registry.

This conveyance is together with and subject to the following recorded documents:

1. Declaration of Restrictive Covenants, Conditions, Exceptions, Easements and Reservations applicable to Tiny Mountain Estates recorded at Book X-42, Pages 1641-1651, Macon County Registry.
2. Road Maintenance Policy recorded at Book X-42, Pages 1652-1655, Macon County Registry.
3. Waste Water Septic System Easement Deed recorded at Book X-42, Pages 1656-1659, Macon County Registry.
4. The Private 30' wide Road Right of Way and Utility Easement depicted on the recorded plat referenced above.

This conveyance is subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereunto 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, this the day and year first above written.

Equity Trust Company Custodian fbo Patrick W. Corkill IRA

Taylor Schnear (SEAL)
Print Name: Taylor Schnear
Corporate Alternate Signer

STATE OF OHIO
COUNTY OF CUYAHOGA

I, Kelsey Buhrman, a Notary Public of the County and State aforesaid, do hereby certify that Taylor Schnear, personally appeared before me this day and acknowledged with the authority of the entity he/she executed the foregoing instrument in his/her capacity as CORPORATE ALTERNATE SIGNER of Equity Trust Company Custodian, a South Dakota corporation,, for the purposes therein expressed. See authority for signature attached hereto.

Witness my hand and official stamp or seal, this January 10, 2024.

(NOTARIAL SEAL)

Kelsey Buhrman
Notary Public
My Commission Expires: October 2, 2027



KELSEY BUHRMAN
Notary Public
State of Ohio
My Comm. Expires
October 2, 2027

**RESOLUTION BY CORPORATION CONFERRING GENERAL SIGNING
AUTHORITY ON OFFICERS and CORPORATE ALTERNATE SIGNERS**

Resolved, that any one of the following named Officers and Corporate Alternate Signers:

(OFFICER)

| | | | |
|-----------------------|---|--------------------|-------------------------|
| Jeffrey A. Desich | Executive Vice Chairman | Richard A. Desich | Vice President |
| Mark A. Furmanek | Chief Operating Officer | Matthew T. Gardner | Chief Financial Officer |
| Elizabeth A. Jerdonek | Chief Legal Officer & Chief Administrative Officer | George E. Sullivan | Chief Executive Officer |


(CORPORATE ALTERNATE SIGNER)

| | | | |
|---------------------|----------------------------|----------------------|----------------------------|
| Amber Baraona | Corporate Alternate Signer | Jeffrey Brown | Corporate Alternate Signer |
| Jillian Dyke | Corporate Alternate Signer | Kimberly Eison | Corporate Alternate Signer |
| Angela Ellingsworth | Corporate Alternate Signer | Jessica Hardon | Corporate Alternate Signer |
| Amy Henricks | Corporate Alternate Signer | Mary Colleen Kilbane | Corporate Alternate Signer |
| Sarah Lee | Corporate Alternate Signer | Paula Neuhoff | Corporate Alternate Signer |
| Michael Ray | Corporate Alternate Signer | Taylor Schnear | Corporate Alternate Signer |
| Heather Smith | Corporate Alternate Signer | | |

Are/is hereby authorized and empowered to sell, purchase, borrow funds for debt financed real estate, assign, and transfer any and all bonds, certificates of deposit, stocks, mortgages, real property, satisfactions of mortgage, securities or other investments which may be registered in the name of this Corporation or which may now or hereafter be assigned to it, on behalf of the client or in its role as custodian/administrator. It is further *Resolved* that any and all such assignments of securities and investments registered in the name of or assigned to this Corporation, heretofore or hereafter made by the above-named Officer(s) or Corporate Alternate Signer(s), are hereby ratified and confirmed.

I hereby certify that the foregoing is a true and correct copy of a Resolution passed at a regular quarterly meeting of the Board of Directors, the governing body of Equity Trust Company, a duly authorized corporation. Said Resolution has not been amended or repealed, and it is presently in full force and effect.

Witness my signature this 10 day of January, 2024



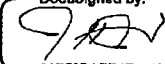
 Official Signature of an Officer

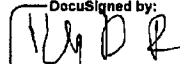
This document was prepared by
Equity Trust Company


SIGNATURE GUARANTEE ATTACHED

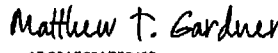
**SIGNATURE GUARANTEE
RESOLUTION BY CORPORATION CONFERRING GENERAL SIGNING
AUTHORITY ON OFFICERS and CORPORATE ALTERNATE SIGNERS**

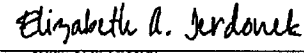
(OFFICER)

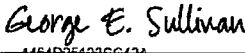
DocuSigned by:

81E72BAFF4E4427
Jeffrey A. Desich, Executive Vice Chairman

DocuSigned by:

69EB56CF41C74FF...
Richard A. Desich, Vice President


DocuSigned by:

8F1955B576D94A9...
Mark A. Furmanek, Chief Operating Officer


DocuSigned by:

AD62AF63AFF2437...
Matthew T. Gardner, Chief Financial Officer

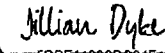
DocuSigned by:

AD057AF8E522C...
Elizabeth A. Jerdonek, Chief Legal Officer &
Chief Administrative Officer


DocuSigned by:

4464B55422C6642A...
George E. Sullivan, Chief Executive Officer


(CORPORATE ALTERNATE SIGNER)


DocuSigned by:

5D7EEAC6F9024D8...
Amber Baraona, Corporate Alternate Signer

DocuSigned by:

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Jeffrey Brown, Corporate Alternate Signer

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Jillian Dyke, Corporate Alternate Signer

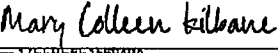
DocuSigned by:

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Kimberly Eisom, Corporate Alternate Signer


DocuSigned by:

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Angela Ellingsworth, Corporate Alternate Signer

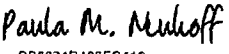
DocuSigned by:

894597AC655F488...
Jessica Hardon, Corporate Alternate Signer


DocuSigned by:

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Amy Henricks, Corporate Alternate Signer

DocuSigned by:

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Mary Colleen Kilbane, Corporate Alternate Signer

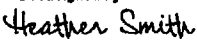
DocuSigned by:

63383D303710441...
Sarah Lee, Corporate Alternate Signer

DocuSigned by:

986624B498FC416...
Paula Neuhoff, Corporate Alternate Signer

DocuSigned by:

F866E034730F4FD...
Michael Ray, Corporate Alternate Signer

DocuSigned by:

873490B536624B6...
Taylor Schnear, Corporate Alternate Signer

DocuSigned by:

7C4F09E4DF7147C...
Heather Smith, Corporate Alternate Signer

SUBSCRIBED TO before me this 10 day of January, 2024



KELSEY BUHRMAN
Notary Public
State of Ohio
My Comm. Expires
October 2, 2027

Notary Public

My Commission Expires: October 2, 2027