

BK: CRP F-44
PG: 1533-1536
RECORDED:
02-12-2026
03:00:59 PM
BY: TODD RABY
REGISTER



2026000885
MACON COUNTY, NC
TODD RABY
REGISTER OF DEEDS

NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$42.00

Revenue \$42.00

THIS INSTRUMENT PREPARED BY:

APRIL L. SGRO, 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.

Please return recorded document to:
Coward, Hicks & Siler, P.A.
43 West Main Street, Franklin, NC 28734



PIN: 6552085004
This property is not the primary residence of Seller.

**NORTH CAROLINA
MACON COUNTY**

WARRANTY DEED

THIS DEED, Made this the 11th day of February, 2026, by **DIAMOND FALLS ESTATES PROPERTY OWNERS ASSOCIATION**, a North Carolina nonprofit corporation, Grantor, and **SUSAN G. ENGELHARDT**, of 416 Meadowview Trail, Franklin, NC 28734, Grantee. The designations 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 in consideration of Ten Dollars and other valuable consideration, the receipt of which is hereby acknowledged, has by these presents does bargain, sell and convey unto Grantee in fee simple a certain tract or parcel of land in Cartoogechaye Township, Macon County, State of North Carolina, being more particularly described as follows:

Being all the same lands, easements, privileges and appurtenances described in and conveyed by the deed dated November 25, 2025 from Law Firm Carolinas, Trustee, to Diamond Falls Estates Property Owners As, recorded in Book C-44, Pages 511-513, Macon County Public Registry, and being described as follows:

Lot 152, Phase 2, Section B of Diamond Falls Estates, containing 1.26 acres, more or less, Cartoogechaye Township, Macon County, North Carolina

Benjamin A. West, North Carolina Professional Land Surveyor No. L-2963 made an actual survey of said land and drew a plat from said survey entitled "Phase 2, Section B of Diamond Falls Estates, Cartoogechaye Twp.-Macon Co., N.C." dated October 4, 2010, and recorded on Plat Card 6755 in the office of the Register of Deeds of Macon County, North Carolina. Reference is hereby made to said plat of survey for a more complete description of said land.

This conveyance is made together with and subject to a non-exclusive, perpetual right-of-way and easement on, over and across all subdivision roads of Diamond Falls Estates Subdivision 45 feet in width, 22 ½ feet on each side of the centerline thereof, for purposes of ingress, egress and utilities to and from the hereinabove described lot and the public road.

This conveyance is also made subject to the following:

1. The Declaration of Protective Covenants, Easements and Conditions for Diamond Falls Estates, a Subdivision, dated December 18, 2008, and recorded in Book T-32 at Pages 934-945, as amended, in the Office of the Register of Deeds of Macon County, North Carolina.
2. The Amendment to Declaration of Protective Covenants, Easements and Conditions for Diamond Falls Estates, a Subdivision, recorded March 25, 2009, in Book X-32 at Pages 1889-1891 in the Office of the Register of Deeds of Macon County, North Carolina.
3. The Second Amendment to Declaration of Protective Covenants, Easements and Conditions for Diamond Falls Estates, a Subdivision, recorded September 21, 2010, in Book X-33 at Pages 536-538, and Book Y-33, Page 1098, in the Office of the Register of Deeds of Macon County, North Carolina.
4. The Third Amendment to Declaration of Protective Covenants, Easements and Conditions for Diamond Falls Estates, a Subdivision, recorded November 15, 2010, in Book A-34 at Pages 19-21, in the Office of the Register of Deeds of Macon County, North Carolina.
5. Amendment to Declaration of Protective Covenants, Easements and Conditions for Diamond Falls Estates, a Subdivision, recorded October 3, 2014, in Book K-36

at Page 2268, in the Office of the Register of Deeds of Macon County, North Carolina.

6. The Fifth Amendment to Declaration of Protective Covenants, Easements and Conditions for Diamond Falls Estates, a Subdivision, recorded August 9, 2024, in Book G-43 at Pages 2005-2008, in the Office of the Register of Deeds of Macon County, North Carolina.

7. The Sixth Amendment to Declaration of Protective Covenants, Easements and Conditions for Diamond Falls Estates, a Subdivision, recorded June 11, 2025, in Book T-43 at Pages 1295-1300, in the Office of the Register of Deeds of Macon County, North Carolina.

8. The Assignment and Termination of Declarant Rights for Diamond Falls Estates Property Owners Association recorded in Book U-43, Page 342, in the Office of the Register of Deeds of Macon County, North Carolina.

9. The By-Laws of Diamond Falls Estates Property Owner's Association dated August 29, 2008, and recorded in Book T-32 at Pages 946-961 in the Office of the Register of Deeds of Macon County, North Carolina.

This conveyance is made subject to all matters shown on the above referenced recorded plat, 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 tract or parcel of land and all privileges and appurtenances thereunto belonging, or in anywise thereupon appertaining, unto the Grantee in fee simple.

AND THE GRANTOR COVENANTS with Grantee that Grantor is seized of said premises in fee; has the right to convey the same in fee simple; that the same are free and clear from all liens and encumbrances; and that Grantor will warrant and defend the said title to the same against the lawful claims of all persons whatsoever, subject to those exceptions, reservations and limitations following the description hereinabove set forth.

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

Diamond Falls Estates Property Owners Association, a North Carolina nonprofit corporation

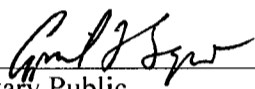
By:  (SEAL)
Bradley M. Bergstrom, Treasurer

STATE OF NORTH CAROLINA
COUNTY OF MACON

I, April L. Sgro, Notary Public of the aforesaid County and State hereby certify that **Bradley M. Bergstrom**, personally appeared before me and acknowledged that he is Treasurer of **DIAMOND FALLS ESTATES PROPERTY OWNERS ASSOCIATION, a North Carolina nonprofit corporation**, and that he, being authorized to do so, executed the foregoing instrument for the purposes therein expressed.

WITNESS my hand and Notarial seal, this the 12 day of February, 2026.

(NOTARIAL SEAL)


Notary Public

My Commission Expires: May 18, 2030

APRIL L. SGRO
NOTARY PUBLIC
Macon County
North Carolina
My Commission Expires May 18, 2030