

BK: CRP H-41
PG: 1132-1134
RECORDED:
10-05-2021
02:18:21 PM
BY: TODD RABY
REGISTER



2021009423
MACON COUNTY, NC
TODD RABY
REGISTER OF DEEDS

NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$21.00

Revenue \$21.00

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:

Law Offices of April L. Sgro, PLLC
35 East Palmer Street, Franklin, NC 28734

PIN: 6563898540

This property is not the primary residence of Seller.

MAPPING
ML

NORTH CAROLINA
MACON COUNTY

WARRANTY DEED

THIS DEED, Made this the 2nd day of October, 2021, by **EDUARDO H. GARDIN and wife, ANAIS MORENO-GARDIN f/k/a Anais Moreno**, Grantor, and **BRIAN C. YOUNG**, of 157 Long Ridge Loop, Aiken, SC 29803, 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 October 23, 2006 from Steven W. Howard and wife, Irene C. Howard, to Anais Moreno and her husband, Eduardo H. Gardin, recorded in Book U-30, Pages 2359-2361, Macon County Public Registry, and being described therein as follows:

“Being all of the lands, tenements, easements and appurtenances conveyed by that Deed dated July 22, 2005, from CHERYL S. ROBERSON and husband, MELVIN FRANK ROBERSON to STEVEN W. HOWARD and wife, IRENE C. HOWARD, recorded at Book K-29, Pages 68-69, Macon County Registry, and being more particularly described therein as follows:

“Being Lot No. Twelve (12) of the subdivision of Parker Farm Estates as shown on the plat being thereof prepared by Benjamin A. West, Registered Land Surveyor, dated 23 May 1986, a copy of said plat being filed for record in the Office of the Register of Deeds for Macon County, North Carolina at Plat Card 52, to which plat as so recorded reference is had for a more complete description of the lands hereby conveyed.

“This conveyance is made subject to the restrictive covenants and conditions applicable to Parker Farm Estates as set forth in the Declaration thereof which is filed for record in Deed Book E-17, Page 453, Macon County Registry, the same being incorporated herein by reference.

“This conveyance is together with and subject to that certain Conveyance of Water System with Easements dated February 4, 1993, and recorded in Book U-19, Page 1713-1716, Macon County Public Registry.

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

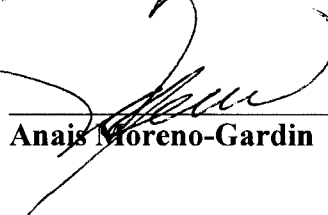
TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging, or in anywise thereupon appertaining, unto the Grantee in fee simple.

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.

*******REMAINDER OF PAGE INTENTIONALLY LEFT BLANK*******

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


_____(SEAL)
Eduardo H. Gardin

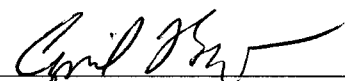

_____(SEAL)
Anaïs Moreno-Gardin

STATE OF North Carolina
COUNTY OF macon

I, April L. Sgro, Notary Public of the aforesaid County and State hereby certify that **EDUARDO H. GARDIN and wife, ANAIS MORENO-GARDIN** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and Notarial seal, this the 5 day of October, 2021.

(NOTARIAL SEAL)



Notary Public

My Commission Expires: May 18, 2025

April L. Sgro NOTARY PUBLIC Macon County North Carolina My Commission Expires May 18, 2025
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