

BK: CRP U-41  
PG: 1166 - 1169

RECORDED:

04/26/2022

10:36:20 AM

REGISTER

BY: TODD RABY

2022003215

MACON COUNTY, NC

TODD RABY

REGISTER OF DEEDS

NC FEE \$26.00

STATE OF NC

REAL ESTATE

EXTX \$630.00

Excise Tax \$ 630.00

Recording Time, Book and Page

Tax Lot No. \_\_\_\_\_

Parcel Identifier No. 7505-31-7505.00000

Mail after recording to Barnwell and Long, PLLC, 2000 Hendersonville Rd, Asheville, NC 28803

This instrument was prepared by Blake Long, a licensed NC attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. Blake Long prepared this instrument without review or examination of title to the herein described property and no opinions or representations are being made by Blake Long or Barnwell & Long, PLLC.

Brief Description for the index

100 Donna Drive

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this \_\_\_\_\_ day of April, 2022 by and between \_\_\_\_\_

GRANTOR

GRANTEE

Benjamin E. Vanhook and Shana Prevette  
Vanhook, married to each other2182 Georgia Rd.  
Franklin, NC 28734

MR

Brittany Rogers and Adam Viar, joint tenants  
with rights of survivorship100 Donna Drive  
Franklin, NC 28734

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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 Macon County, North Carolina and more particularly described as follows:

### SEE EXHIBIT A ATTACHED HERETO

The property hereinabove described was acquired by Grantor by instrument recorded in Book U-32 Page 1272-1275.

MACON COUNTY  
04-26-2022 10:08:43 LS  
TAX COLLECTOR'S OFFICE

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

A map showing the above described property is recorded in Plat Book \_\_\_\_, Page \_\_\_\_.

All or a portion of the property herein conveyed XX includes \_\_\_\_ does not include the primary residence of a Grantor.

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 except for the exceptions hereinafter stated.


Title to the property hereinabove described is subject to the following exceptions:

1. Easements, restrictions and rights-of-way of record.
2. Ad valorem taxes for the year 2022 and subsequent years.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if a corporation, limited liability company, or partnership, has caused this instrument to be signed in its name by its corporate officer, manager, general partner, or authorized agent, the day and year first above written.

 (SEAL)

Benjamin E. Vanhook

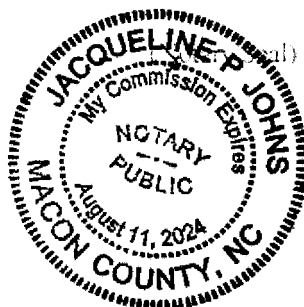
 (SEAL)

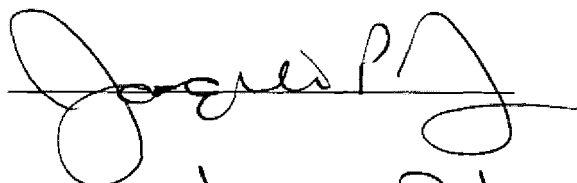
Shana Prevette Vanhook

STATE OF North Carolina, COUNTY OF Macon

I, the undersigned, a Notary Public of the County and State aforesaid, certify that Benjamin E. Vanhook and Shana Prevette Vanhook, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 22 day of April, 2022.





Notary Public: Jacqueline P. Johns

My Commission Expires: 8/11/2024

EXHIBIT A  
Property Description  
ROGERS and VIAR

BEGINNING at a point in the centerline of a 30-foot wide private road and utility easement, said point of Beginning being a corner common to Lots 21, 22, 23, and 24 of Sanders Estates Subdivision, said point of Beginning being witnessed by an iron pipe bearing South 19 deg. 24 min. 50 sec. West at 16.89 feet, said point of Beginning further being the Southwesternmost corner of Lot No. 21 of Sanders Estates as described in the Deed from Clyde Sanders and wife, Janelle Sanders to Daniel L. Rogers and wife, dated 1 May, 1991, recorded in Book B-19, Pages 2269-2272, Records of Macon County, North Carolina; runs thence from said point of Beginning with the West boundary of the lands described in said Deed, North 25 deg. 49 min. 10 sec. East, passing an iron pipe at 15.15 feet, a total distance 196.30 feet to an iron pipe, the Southeasternmost corner of Lot No. 7 of Sanders Estates as described in the Deed recorded in Book J-16, Page 52, Records of Macon County; thence with the South boundary of the lands described in said Deed, North 70 deg. 08 min. 0 sec. West 101.29 feet to an iron pipe, a corner common to Lots 6, 7, 23 and 22; thence with the dividing line between Lots 22 and 23, South 28 deg. 27 min. 50 sec. West, passing an iron pipe at 193.42 feet, a total distance 216.11 feet to a point in the centerline of a 30-foot wide private road and utility easement; thence with the centerline of said easement, South 79 deg. 22 min. 55 sec. East 114.73 feet to the point of BEGINNING, containing 0.49 acres, more or less, and being Lot No. 22 of Sanders Estates Subdivision.

Parties of the first part further convey unto parties of the seconds part, their heirs and assigns, the road rights of way and water rights described in, and this conveyance is made subject to the Restrictive Covenants and Conditions set forth in the Deed recorded in Book B-18, Page 496, Records of Macon County, North Carolina.

Parties of the first part further convey unto parties of the second part, their heirs and assigns, the right to use in common with parties of the first part, their heirs and assigns, and all others who now have or may hereafter acquire the right to use the same, the 30 foot wide private road and utility easement, the center line of which forms the South boundary of the lands hereby conveyed, and the continuation thereof from the Southwesternmost corner of said lands in a generally Westerly direction, to the point of intersection with North Carolina State Road No. 1516; provided, however, parties of the first part specifically reserve unto themselves, their heirs and assigns, the right to use said road and utility easement in common with parties of the second part, their heirs and assigns, and particularly any portions thereof falling within the boundaries of the lands hereby conveyed.

Parties of the first part further convey unto parties of the second part, their heirs and assigns, an undivided one-ninth (1/9) interest in and to a well lot and well which are located on Lot No. 7 of Sanders Estates as shown on the plat above referred to, said well being located at the center of a 12 foot by 12 foot well lot, said well further being located the following two courses and distances from the second and Northeasternmost corner of the lands described herein to wit: North 26 degrees 23 minutes East 204.68 feet and South 34 degrees 49 minutes West 29.52 feet

to said well. By their acceptance hereof, parties of the second part agree for themselves, their heirs and assigns, to pay (1/9) of all maintenance and utility expenses in connection with the use of said well. After the entire interest, that is nine-ninths (9/9) in the well above referred to shall have been conveyed, parties of the first part shall have no further interest, responsibility or liability in connection with the use or operation of said well.

AND BEING ALL of that certain property described in deed recorded in Deed Book U-32, Page 1272 of the Macon County, NC Registry.