

BK: CRP U-36

PG: 778-781

RECORDED:

06-08-2015

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BY: TODD RABY

REGISTER



2015003205

MACON COUNTY, NC

TODD RABY

REGISTER OF DEEDS

NC FEE \$26.00

STATE OF NC

REAL ESTATE

EXTX \$300.00

Revenue \$300.00

THIS INSTRUMENT PREPARED BY  
AND PLEASE RETURN TO:

ORVILLE D. COWARD, JR., 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.

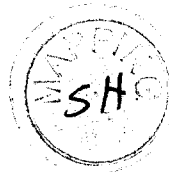
COWARD, HICKS & SILER, P.A.

43 WEST MAIN STREET

FRANKLIN, NORTH CAROLINA 28734

PIN: 7504811940

07F413T



### NORTH CAROLINA GENERAL WARRANTY DEED

**THIS DEED**, made this the 5th day of May, 2015, by and between **DONALD DUNCAN**  
(joined by his wife, **Deborah Duncan**, for the purpose of releasing any marital interest she may  
have), Grantors; and **CRAIG W. DUNCAN** of 2281 Armand Road, NE, Atlanta, Georgia 30324,  
Grantee. (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.)

### WITNESSETH:

**THAT** the Grantors, in consideration of Ten Dollars and Other Valuable Consideration  
(\$10.00 OVC), the receipt of which is hereby acknowledged, have bargained and sold, and by these  
**NO TITLE EXAMINATION WAS PERFORMED PRIOR TO THE PREPARATION OF THIS DEED.**

presents do bargain, sell, and convey unto the Grantee, in fee simple, all that certain lot or parcel of land situated in Ellijay Township, Macon County, State of North Carolina, and being more particularly described as follows:

Being the same lands, easements, privileges and appurtenances described in and conveyed by the deed dated June 19, 2007 from James D. Sickinger and wife, Charlene F. Sickinger to Donald Duncan, recorded in Book L-31 at Pages 19217-1930, Macon County Public Registry, described in full therein as follows:

‘Being the same lands, easements, privileges and appurtenances as described in and conveyed by that certain Deed dated August 15, 2003 from William R. Gaines and Kaye K. Gaines, Trustees of the William R. Gaines and Kaye K. Gaines and Kaye K. Gaines, Trustees of the William R. Gaines and Kaye K. Gaines Living trust dated February 4, 2003 and Jeannie Gaines, Trustee of the Jeannie Gaines Living Trust dated February 6, 2003 to James D. Sickinger and wife, Charlene F. Sickinger recorded in Book G-27, Pages 200-203, Macon County and more particularly described therein as follows:

‘ “Being the same lands, easements, privileges and appurtenances as described in and conveyed by the Deed from Delmer G. Goodrich Jr. and wife Carolyn S. Goodrich to William R. Gaines and wife, Kaye K. Gaines and Jeannie Gaines, dated January 6, 1999 and recorded in the Office of the Register of Deeds for Macon County, North Carolina, in Book A-23, Pages 1106-1108, and more particularly described therein as follows:

‘ “Being and comprehending the identical lands, premises, easements, privileges and appurtenances as described in and conveyed by the deed from Lowell Latshaw and wife. Dianna M. Latshaw to Lowell Latshaw and wife, Dianna Latshaw, Co-Trustees under Agreement dated January, 4, 1993, dated 17 June, 1993 recorded in Book Y-19, Pages 2270-2272, records of Macon County, North Carolina and being more particularly described therein as follows:

‘ “Being and comprehending the identical lands, premises, easements, privileges and appurtenances as described in and conveyed by the deed from Pasco Mott and wife, Eva Louise Mott, to Lowell Latshaw and wife, Dianna Latshaw. Dated May 30, 1991, recorded in the Office of the Register of Deeds for Macon County, North Carolina, recorded in Book C-19, Pages 2208-2210 and being described therein as follows:

‘ “BEING LOT NUMBER (18) of HICKORY HOLLOW SUBDIVISION as shown on the plat thereof filed for record in Plat Cabinet 1, Slide 71, page 6, Records of Macon County, North Carolina, and as shown on a survey by G. L. Sprinkle, Registered Surveyor, dated, October 7, 1988 and being described thereon as follows:

‘ “BEGINNING at an iron rod, said point of beginning being the Northernmost corner of Lot No. 18 and the Easternmost corner of Lot No. 29 of Hickory Hollow Subdivision as shown on the plat thereof filed for record in Plat Cabinet 1. Slide 71, page 6, Records of Macon County, North Carolina, runs thence from said point of beginning, with the South boundary line of Lot No. 29, South 52 deg. 12 min. 10 sec. West 271.0 feet to an iron pipe set on the East margin of a 20 foot access road; thence with the East margin of said access road, South 40 deg. 12 min. 50 sec. East 153.80 feet to an iron pipe set at the point of intersection with the North margin of a 30 foot wide private access road; thence with the North margin of said access road, North 65 deg. 17 min. 35 sec. East 93.92 feet to an iron pipe, and North 44 deg. 59 min. 35 sec. East 113.90 feet to an iron pipe; thence North 17 deg. 17 min. 50 sec. West, 171.50 feet to the point of BEGINNING, containing 0.902 acre, more or less.

‘ “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 existing 30 foot road right of way, the North margin of which forms the South boundary of the lands hereby conveyed, and the continuation thereof as shown on the recorded plat of Hickory Hollow Subdivision to the point of intersections with State Road No. 1668.

‘ “This conveyance is made subject to the restrictive covenants, conditions and easements as set forth in the instrument recorded in Book R-8, page 79, Records of Macon County, North Carolina.

‘ “This conveyance is further made subject to the easement for the road right of way and water rights as described in the Deed from Thomas Lee Andrews and wife, to Fountain J. Andrews and wife, dated April 12, 1976, recorded in Book Y-10, page 101, Records of Macon County, North Carolina.

‘ “For further source of title, see Deed from Lowell Latshaw and wife, Dianna M. Latshaw, individually, and as Co-Trustees under Agreement dated January 4, 1993, dated March, 1998, filed for record April 9, 1998, in Book N-22, pages 808-811, Records of Macon County, North Carolina.

‘ “For further source of title, see the deed from William R. Gaines and wife, Kaye K. Gaines and Jeannie Gaines to William R. Gaines and Kaye K. Gaines Living Trust dated February 4, 2003 and Jeannie Gaines Living Trust dated February 6, 2003, and recorded in Deed Book Pages 880-881, Macon County Registry.”’

Subject to easements for existing road rights of way and utility lines and facilities and restrictions of record.

**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, subject to the exceptions herein enumerated.

**AND**, subject to the exceptions herein enumerated, the Grantors covenant with the Grantee, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that the property is free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, the Grantors have caused this instrument to be properly executed and sealed.

Donald Duncan (SEAL)  
**DONALD DUNCAN**

Deborah Duncan (SEAL)  
**DEBORAH DUNCAN**

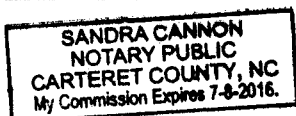
STATE OF NC  
COUNTY OF Carteret

I, Sandra Cannon a Notary Public, do hereby certify that  
(type or print name of Notary)

DONALD DUNCAN and wife, DEBORAH DUNCAN, Grantors, each 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 May, 2015.

SEAL-STAMP



Sandra Cannon Sandra Cannon  
Notary Public  
My commission expires: 7-8-2016