

BK: CRP I-43
PG: 1120-1122
RECORDED
09-17-2024
11:33:32 AM
BY: JANA SMITH
ASSISTANT



2024005548
MACON COUNTY, NC
TODD RABY
REGISTER OF DEEDS

NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$680.00

WARRANTY DEED

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

Revenue \$680.00

Prepared by and Return to:
Joseph M. Collins
COLLINS & COLLINS LAW P.A.
217 Iotla Street
Franklin, North Carolina 28734

MAPPING
MR

PIN #6578-33-4482

STATE OF NORTH CAROLINA
COUNTY OF MACON

THIS DEED, made this the 17 day of September, 2024, by and between **JOHN R. THOMAS and wife, TAMELA E. THOMAS, whose address is 963 Cumslo Road, Gray, Georgia, 31032, Grantor, and JOSHUA CHRISTOPHER BROWN and wife, SHANNA PAIGE BROWN, whose address is 33 Spring Park Avenue, Ponte Vedra, Florida, 32081, Grantee; whether one or more; the neuter gender shall be deemed to include the masculine and feminine and the singular number the plural, and vice versa;**

WITNESSETH, That Grantor, in consideration of Ten Dollars and other valuable consideration, the receipt of which is hereby acknowledged, has bargained and sold, and by these

presents does bargain, sell, and convey unto Grantee, and his heirs, successors, and assigns, a certain tract or parcel of land in Cowee Township, Macon County, North Carolina, being more particularly described as follows:

BEING TRACT 2, containing 11.38 acres, more or less, as surveyed by William F. Rolader, Professional Land Surveyor, Appalachian Land Surveying Company, Inc., and shown on a plat dated 21 February 2014, entitled Division of a Parent Tract for John R. Thomas & Tamela Thomas, drawing number #14-008, and being recorded in Plat Book 4, Plat Card #9507, Macon County Land Registry, to which plat reference is hereby made for a more complete description of the property hereby conveyed.

SUBJECT TO AND TOGETHER WITH the easements and rights of way as shown on the above referenced plat.

SUBJECT to Easement for ingress and egress as conveyed in the Deed to Jon V. Garrett and wife, Kellie R. Garrett and Geoffrey Garrett, dated 21 June 2024, recorded in Deed Book E-43, Pages 2149-2151, Macon County Land Registry.

For reference see Deed from William D. Gunnin, Jr. and wife, Sonya R. Gunnin, dated 25 May 2005 and recorded in Deed Book F-29, Pages 130-132, Macon County Land Registry.

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

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging, or in anywise thereunto appertaining, unto the Grantee, and his heirs, successors and assigns, to their only use and behoof, in fee simple forever, subject to those exceptions, reservations, and limitations following the description hereinabove set forth.

And the Grantor covenants with Grantee, his heirs, successors and assigns, that he is seized of said premises in fee, and has the right to convey the same in fee simple; that the same are free and clear from all liens and encumbrances and that he will warrant and defend the said title to the same against the lawful claims of all persons whomsoever, subject to those exceptions, reservations, and limitations following the description hereinabove set forth.

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

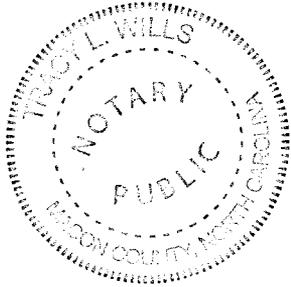
John R. Thomas (SEAL)
John R. Thomas

Tamela E. Thomas (SEAL)
Tamela E. Thomas

STATE OF North Carolina
COUNTY OF MACON

I, a Notary Public of the County and State aforesaid, certify that John R. Thomas and wife, Tamela E. Thomas personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this 17 day of September, 2024.

(SEAL)



Tracy L. Wills
Notary Public
My Commission Expires: 11/19/2027