

BK: CRP V-40
PG: 299-302
RECORDED:
04-16-2021
02:50:07 PM
BY: TODD RABY
REGISTER



2021003663
MACON COUNTY, NC
TODD RABY
REGISTER OF DEEDS

NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$555.00

WARRANTY DEED

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

Parcel Identification Number 6564-87-8979
This property was not the primary residence of the Grantor.
Revenue Stamps \$555.00



This instrument prepared by:
Law Offices of Kenneth W. Fromknecht, II
29 Iotla Street
Franklin, NC 28734

Return to:
Law Office of Russell R. Bowling
77 West Main Street
Franklin, NC 28734

NORTH CAROLINA
MACON COUNTY

THIS DEED made this April 13, 2021, by and between WILLIAM A. NESBITT and wife, VICKIE LEE NESBITT, whose address is 429 Madeira Street, Port Charlotte, FL 33953, GRANTOR, and ROBERT F. REPKE and wife, LAURICE D. REPKE, whose address is 4167 Cumberland Point Drive, Gainesville, GA 30504, GRANTEE. 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 or near the Town of Franklin, Cartoogechaye Township, Macon County, North Carolina, and more particularly described as follows:

Being all of the lands, tenements, easements and appurtenances conveyed by that Deed dated November 2, 2017, from Rebecca Stamey Powers to William A. Nesbitt and wife, Vickie Lee Nesbitt, recorded at Book G-38, Pages 1282-1284, Macon County Registry, and being more particularly described therein as follows:

“Being all of the lands, tenements, easements and appurtenances conveyed by that Deed dated April 4, 2012, from Elbie Lamar Powers to Rebecca Stamey Powers, recorded at Book X-34, Pages 1356-1357, Macon County Registry, and being more particularly described therein as follows:

““Being Lot Number 27, Block C, Phase One, Section One of Mill Creek Estates as shown on a plat thereof recorded in Plat Cabinet 1, Slide 141, Page 4, Macon County Registry, to which plat reference is hereby made for a more complete description of the property hereby conveyed.

““This conveyance is made subject to the restrictive covenants set forth in the Declaration of Restrictive Covenants recorded in Deed Book F-12, Page 165, Macon County Land Registry.

““This conveyance is made subject to easements of record for use for utilities and roads.

““By acceptance of this conveyance, the Grantee agrees for herself, her heirs, successors and assigns, to become a member of Mill Creek Property Owners’ Association, Inc. and is subject to all rules and regulations of said association.

““The property hereinabove described was acquired by Grantor by instrument recorded in Book U-18, Page 1166, Macon County Registry.

“Also being that 0.61 acre tract on the survey prepared by Aaron Garrett Land Surveying, P.C. dated October 30, 2017, entitled William & Vickie Nesbitt, to be recorded at Plat Book 4, Card Number 9544, Macon County Public Registry.

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

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereunto 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.

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

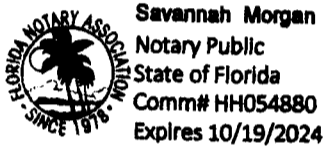
William A. Nesbitt (SEAL)
William A. Nesbitt

STATE OF Florida
COUNTY OF Scott

I, Savannah Morgan, a Notary Public of the County and State aforesaid, do hereby certify that William A. Nesbitt, personally known to me or who produced Driver License as identification, personally appeared before me this day and acknowledged his/her due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and official stamp or seal, this April 12th, 2021.

(NOTARIAL SEAL)

[Signature]
Notary Public
My Commission Expires: 10-19-2024



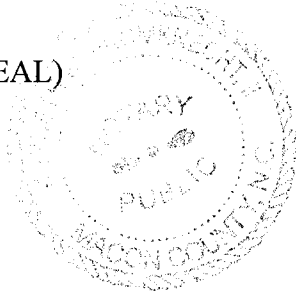
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, this the day and year first above written.

Vickie Lee Nesbitt (SEAL)
Vickie Lee Nesbitt

STATE OF NORTH CAROLINA
COUNTY OF MACON

I, Kenneth W. Fromknecht, II, a Notary Public of the County and State aforesaid, do hereby certify that Vickie Lee Nesbitt, personally known to me or who produced _____ as identification, personally appeared before me this day and acknowledged his/her due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and official stamp or seal, this April 15, 2021.

(NOTARIAL SEAL)



[Signature]

Notary Public
My Commission Expires: June 23, 2023