

BK: CRP U-40
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04-08-2021
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BY: TODD RABY
REGISTER



2021003346
MACON COUNTY, NC
TODD RABY
REGISTER OF DEEDS

NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$560.00

Revenue Stamps: \$560.00

Mail after recording to: David C. Spivey P.A., 587 West Main Street Franklin, NC 28734

This instrument prepared by: David C. Spivey, Attorney
587 West Main Street, Franklin, NC 28734

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

Brief Description for Index

15 Grouse Rd., Franklin, NC 28734

Tax Parcel Identification Number: 7517345268

The property conveyed herein was not the primary residence of the Grantor.

MAPPING
M
C

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 7th day of April, 2021, by and between
Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership

GRANTOR	GRANTEE
Zuly P. Stearns and husband, Clinton Stearns 7607 Kinard Rd Plant City, FL 33565-3665	ZVM VENTURES, LLC, a North Carolina Limited Liability Company P. O. Box 11 Franklin, NC 28734

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 of land situated in, Millshoal Township, Macon County, North Carolina and more particularly described as follows:

SEE ATTACHED "EXHIBIT A"

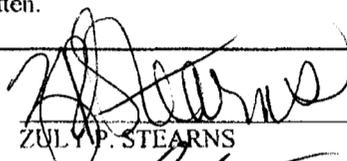
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

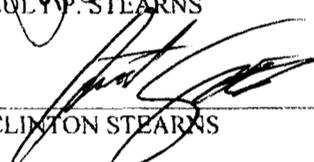
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

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

Subject to existing easements for rights of way and utilities, restrictions of record, and ad valorem taxes for the years 2021 and subsequent years.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.


 _____ (SEAL)
 ZULY P. STEARNS


 _____ (SEAL)
 CLINTON STEARNS

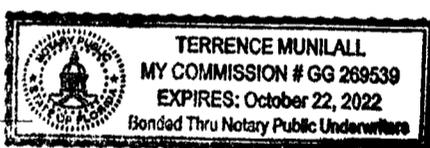
SEAL-STAMP STATE OF FLORIDA HILLSBOROUGH County

I, Terrence Munilall, a Notary Public of said State and County, do hereby certify that **ZULY P. STEARNS and wife, CLINTON STEARNS**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes herein expressed.

Witness my hand and Notarial Seal this 7th day of April, 2021.


_____, Notary Public

My Commission Expires 10/22/2022

Notary's Form of Identification: 

Personally known: _____

Photo Identification FDL

Other _____

Exhibit "A"

Being the same lands, easements, privileges and appurtenances as described in and conveyed by that deed dated October 11, 2018, from Robert Matthew Laing, Trustee under the Last Will and Testament of Marilyn Vasburgh Laing, Macon County Clerk file 17-E-187, and Robert M. Laing and wife, Lynn L. Laing and Michael A. Laing and wife, Sue Laing and Mark J. Laing and wife, Janette K. Laing to Zuly Stearns and husband Clinton Stearns, as recorded in Deed Book V-38, Pages 2414-2420, in the Macon County Land Registry, North Carolina, being more particularly described as follows:

Being the same lands, easements, privileges and appurtenances described in and conveyed by that deed dated January 13, 1986, from Jordan I. Joslin and wife, Beatrice Joslin to William E. Laing and wife, Marilyn V. Laing, and recorded in Deed Book S-16, Pages 472, in the Macon County Land Registry, North Carolina, being more particularly described as follows:

BEING Lots 128 and 129, Section 6 of Watauga Vista, Inc., mapped and surveyed, dated June, 1967, said map or plat being recorded in the office of the Register of Deed for Macon County, North Carolina, in Plat Cabinet 1, Slide 57, page 10 and being more particularly described on a recent survey as follows: BEGINNING at a point in the centerline of the intersection of Grouse Road and Pioneer Trail, a corner common to Lot 146; runs thence with the centerline of Grouse Road and with the southern boundary of Lot 146, South 79 degrees 28 minutes 18 seconds East 50.22 feet to a p.k. nail; North 89 degrees 40 minutes 12 seconds East 42.13 feet to a p.k. nail; North 62 degrees 13 minutes 42 seconds East 40.18 feet to a p.k. nail; and North 47 degrees 47 minutes 30 seconds East 59.38 feet to a p.k. nail, said p.k. nail being located South 04 degrees 09 minutes 24 seconds West 23.07 feet from an existing iron pipe in the boundary of Lots 145 and 146; runs thence with the centerline of Grouse Road and with the southern boundary of Lot 145, North 56 degrees 24 minutes 06 seconds East 49.08 feet to a p.k. nail; North 67 degrees 13 minutes 48 seconds East 18.08 feet to a p.k. nail; and South 85 degrees 56 minutes 30 seconds East 54.67 feet to a p.k. nail; runs thence with the centerline of Grouse Road and with the southern boundary of Lot 144, North 79 degrees 00 minutes 00 seconds East 179.29 feet to a point in said centerline, a corner common to Lots 143 and 144; runs thence with the boundary common to Lot 127, South 17 degrees 59 minutes 12 seconds West passing a new iron pipe at 26.69 feet, passing a second new iron pipe on the northern edge of Pioneer Trail at 243.06 feet, whole distance 273.38 feet to a point in the centerline of Pioneer Trail; runs thence with the centerline of Pioneer Trail and with the boundaries of Lots 150, 149, and 148, respectively and consecutively, the following ten (10) courses and distances; North 33 degrees 12 minutes 00 seconds West 33.64 feet to a p.k. nail; North 59 degrees 18 minutes 36 seconds West 35.05 feet to a p.k. nail; North 72 degrees 44 minutes 48 seconds West 98.37 feet to a p.k. nail; North 84 degrees 37 minutes 48 seconds West 83.90 feet to a p.k. nail; South 69 degrees 52 minutes 54 seconds West 37.02 feet to a p.k. nail; South 44 degrees 03 minutes 12 seconds West 61.00 feet to a p.k. nail; South 68 degrees 18 minutes 18 seconds West 36.12 feet to a p.k. nail; North 80 degrees 55 minutes 06 seconds West 39.83 feet to a p.k. nail; North 60 degrees 56 minutes 48 seconds West 73.79 feet to a p.k. nail; and North 26 degrees 56 minutes 24 seconds West 58.21 feet to the point of BEGINNING, containing 1.57 acres by D.M.D. as shown on a survey by Ron

Kirkland, R.L.S., dated August 5, 1982, revised by Benjamin A. West, R.L.S., January 8, 1986.

SUBJECT TO the covenants and restrictions of Watauga Vista, Inc. recorded in the Macon County Public Registry in Book E-7 at page 124, and Amendments to Restrictions re-recorded in the Macon County Public Registry as follows: Book H-7 at page 273; Book P-7 at page 41; Book T-7 at page 366; Book V-7 at page 300; Book Z-7 at page 145; Book C-8 at page 95; Book F-8 at page 284; Book O-8 at page 254; Book R-8 at page 6; Book Y-8 at page 249; Book D-9, at page 173; Book C-12 at page 25.