

BOOK P-30  
PAGE(S) 41-43



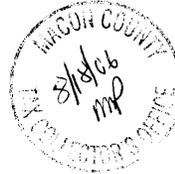
STATE OF NORTH CAROLINA  
COUNTY OF MACON

Presented for registration and recorded in the office  
of the Register of Deeds for Macon County, North Carolina,  
in Book P-30, page (s) 41 - 43,  
this 21ST day of AUGUST, 20 06,  
at 9:38 o'clock A. M.

ADELAIDE K. GREEN, REGISTER OF DEEDS

Revenue \$454.00  
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: 01-14988  
06F 766T



NORTH CAROLINA GENERAL WARRANTY DEED



THIS DEED, made this the 15th day of August, 2006, by and between DOUGLAS R. GROVE and wife, LINN B. GROVE, Grantors; and VICTOR M. MARTINEZ, SR. and wife, ELBA I. MARTINEZ of 20281 East Country Club Drive, Apt. L-1, Aventura, FL 33180, Grantees. (The designation Grantors and Grantees 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.)

W I T N E S S E T H :

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

BEING the same lands, easements, privileges and appurtenances as described in the deed from Jack J. DeBetta and wife, Jacqueline DeBetta to Douglas R. Grove and wife, Linn B. Grove, dated 31 July 2003 recorded in Book D-27, Pages 2390-2392, Macon County Public Registry, and being more particularly described as follows:

000041

'BEING the same lands, easements, privileges and appurtenances as described in the deed from Carlton J. Williams and wife, Dorothy Williams to Jack J. DeBetta and wife, Jacqueline DeBetta, dated 10 September 1997 and recorded in Deed Book D-22, Pages 2179-2180, Macon County Land Registry, and being more particularly described therein as follows:

' "BEING the same lands, easements, privileges and appurtenances as described in the deed from Sandra K. Hopkins to Carlton J. Williams wife, Dorothy J. Williams dated 28 November 1994 and recorded in Deed Book R-20, Pages 1810-1812, Macon County Land Registry, and being more particularly described therein as follows:

' "BEING the same lands, easements, privileges and appurtenances as described in and conveyed by the deed dated November 14, 1991, from Billy F. Sanders to Sandra K. Hopkins, recorded in Book H-19 at Pages 1513-1515, Macon County Public Registry, and being more particularly described as follows: Being Lot No. 13 of Laurel Heights Subdivision as shown on the plat thereof prepared by G.L. Sprinkle, Registered Land Surveyor, dated March 5, 1984, copy of said plat being filed for record in the Office of the Register of Deeds for Macon County, North Carolina, in Plat Cabinet 1, Slide 325, Page 2, to which plat as so recorded reference is had for a more complete description of the lands hereby conveyed, and being more particularly described on a recent survey as follows: BEGINNING at a point in the centerline of a 30 foot wide easement and right of way, a corner common to lands now or formerly owned by Martin (Book O-9, Page 1092, Macon County Public Registry); runs thence from said point of Beginning with the centerline of the same as follows: North 20 degrees 49 minutes 40 seconds East 57.39 feet; North 31 degrees 50 minutes 10 seconds East 38.35 feet; and North 47 degrees 20 minutes 00 seconds East 60.43 feet; runs thence leaving said centerline and with the boundary of lands now or formerly owned by Ledford (Book B-18, Page 330, Macon County Public Registry), South 59 degrees 11 minutes 40 seconds East passing an iron pipe set at 30.97 feet, whole distance 139.86 feet to an existing iron pipe; runs thence with the boundary of lands now or formerly owned by Sanders (Book Q-15, Page 34, Macon County Public Registry), South 30 degrees 20 minutes 20 seconds West 148.06 feet to an existing iron pipe; runs thence with the northeast boundary of lands now or formerly owned by Martin (O-19, Page 1092, Macon County Public Registry), North 61 degrees 01 minutes 00 seconds West passing an existing iron pipe at 114.95 feet, whole distance 149.09 feet to the point of BEGINNING, containing 0.53 acres, and being denominated Lot 13, Laurel Heights, as shown on a survey map by Thomas H. Cabe, Registered Land Surveyor, dated November 16, 1994, drawing number 1317.

' "This conveyance is made subject to the restrictive covenants for Laurel Heights Subdivision as set forth in the Declaration thereof which is filed for record in Deed Book Z-15, page 124, Records of Macon County, North Carolina, as amended by instrument filed for record in Book B-16, page 171, in said Registry."'

**TO HAVE AND TO HOLD** the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple, subject to the exceptions herein enumerated.

**AND**, subject to the exceptions herein enumerated, the Grantors covenants with the Grantees, 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 hereunto set their hands and seals, or if corporate has caused this instrument to be signed in its corporate name by its duly authorized officer, the day and year first above written.

*Douglas R. Grove* (SEAL)  
DOUGLAS R. GROVE

*Linn B. Grove* (SEAL)  
LINN B. GROVE

NORTH CAROLINA  
MACON COUNTY

I, *Kathryn L. Thomas* a Notary Public, do hereby certify that  
(type or print name of Notary)

DOUGLAS R. GROVE and wife, LINN B. GRIVE, 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 18<sup>th</sup> day of August, 2006.

SEAL-STAMP



*Kathryn L. Thomas*  
Notary Public  
My commission expires: 01-30-10

000043