

BK: CRP L-43
 PG: 424-425
 RECORDED
 11-20-2024
 09:49:21 AM
 BY: JANA SMITH
 ASSISTANT



2024006924
 MACON COUNTY, NC
 TODD RABY
 REGISTER OF DEEDS

NC FEE \$26.00
 NO TAXABLE
 CONSIDERATION

SPECIAL WARRANTY DEED

No opinion of title was requested or rendered in connection with the preparation of this deed.

Parcel Identification Number 7505226144

This property was not the primary residence of the Grantor

Revenue Stamps \$0.00

This instrument prepared by:

Kenneth W. Fromknecht, II, a licensed North Carolina attorney

29 Iotla Street

Franklin, NC 28734

NORTH CAROLINA

MACON COUNTY

MAPPING
 MR

MACON COUNTY
 31
 11/20/24
 TAX COLLECTOR'S OFFICE

THIS DEED made this November 20, 2024, by and between **Brian Horner Custom Homes, LLC**, whose address is 3444 Wayah Road, Franklin, NC 28734, GRANTOR, and **Cottage Properties**, reference is made to the Assumed Business Name Certificate recorded at Book L-43, Page 423, Macon County Registry, whose address is 3444 Wayah Road, Franklin, NC 28734, 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, Millshoal Township, Macon County, North Carolina, and more particularly described as follows:

Being all of the lands, tenements, easements and appurtenances conveyed by that Deed executed September 10, 2024, from Keith Curtis Edgemont and Danielle Rae Edgemont to Brian Horner Custom Homes, LLC, recorded at Book I-43, Page 1173, Macon County Registry, and being more particularly described therein as follows:

“Being that 0.66 acres shown as Lot 36 of “The Gardens at Cat Creek” as shown

on Plat Card 3361, Macon County Land Registry, which is also shown on Plat Card 3692 at Lot 36, of "The Gardens at Cat Creek".

"The above-described tract is subject to those restrictions, conditions, easements and covenants set out in the Declaration of Restrictive Covenants recorded in Book V-24, Page 417-429, Macon County Land Registry, as amended.

"The above-described Property is all of that property conveyed in that deed recorded in Record Book P-42, at Pages 1932-1934 of the Macon County, NC Register's Office."

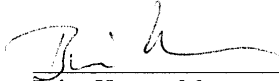
This conveyance is subject to all easements and restrictions of record.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor.

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

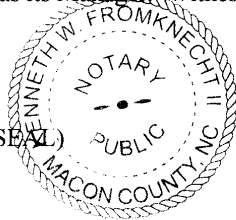
Brian Horner Custom Homes, LLC

 (SEAL)
Brian Horner, Manager

STATE OF NORTH CAROLINA
COUNTY OF MACON

I, Kenneth W. Fromknecht, II, a Notary Public of the County and State aforesaid, certify that Brian Horner, personally came before me this day and acknowledged that he is Manager of Brian Horner Custom Homes LLC, a North Carolina limited liability company, and that by authority duly given and as the act of the company, the foregoing instrument was signed by him as its Manager. Witness my hand and official stamp or seal, this November 20 2024.

(NOTARIAL SEAL)



Notary Public

My Commission Expires: 6/23/28