

BK: CRP L-43
PG: 1296 - 1304

RECORDED:

11/26/2024

10:29:38 AM

DEPUTY

BY: CHRISTIE SMITH

2024007049

MACON COUNTY, NC

TODD RABY

REGISTER OF DEEDS

NC FEE \$26.00

STATE OF NC

REAL ESTATE

EXTX \$840.00

Revenue \$ 840.00

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



MR
MACON COUNTY
11-26-2024 10:20:13 LS
TAX COLLECTOR'S OFFICE

Parcel: 6565477614

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this the 14th day of November, 2024, by and between **SHARON C. MEIER**, unmarried widow, Grantor; and **EDWIN JAY PROPERTIES, LLC**, a Florida limited liability company, of 250 Misty Ridge Drive, 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.)

Submitted electronically by "Coward, Hicks & Siler, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Macon County Register of Deeds.

WITNESSETH:

THAT the Grantor, in consideration of Ten Dollars and Other Valuable Consideration (\$10.00 OVC), the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, and convey unto the Grantee, in fee simple, all that certain lot or parcel of land situated in Burningtown Township, Macon County, State of North Carolina, and being more particularly described as follows:

TRACT ONE:

"BEING the same lands, easements, privileges and appurtenances as described in the deed dated November 10, 2005 from Robert L. Stedeford and wife, Cynthia R. Stedeford to Frank Meier and wife, Sharon C. Meier, recorded in Book U-29, Pages 2288-2291, Macon County Public Registry and being described therein as follows:

"BEING a portion of the real property described in and conveyed by the deed dated April 26, 2001, from George D. Brown and wife, Sheila G. Brown to Robert L. Stedeford and wife, Cynthia R. Stedeford, recorded in Book Q-24 at Pages 1658-1660, Macon County Public Registry, and being more particularly described as follows:

"BEING a portion of Tract 3A as shown on the plat recorded on Plat Card #3321, Macon County Public Registry, and being more particularly described as follows: BEGINNING at a standard U.S. F.S. Monument Corner 2, U.S.F.S. Tract 351, and runs thence from said point of beginning with the northern boundary of U.S.F.S. Tract 351 South 87 degrees 17 minutes 05 seconds East 1249.06 feet to an iron pipe set, the southwest corner of Tract 6, Graystone Hollow Subdivision; runs thence with the western boundary of Tracts 6, North 10 degrees 47 minutes 29 seconds East, passing an iron pipe set at 186.39 feet, whole distance 211.27 feet to a point in the centerline of a thirty foot wide easement and right of way for roadway and utility lines and facilities, the northwest corner of Tract 6; runs thence with the centerline of said thirty foot wide easement and right of way for roadway and utility lines and facilities and the southern boundary of Tract 7 as follows: South 87 degrees 59 minutes 49 seconds West 21.38 feet; North 82 degrees 16 minutes 41 seconds West 23.46 feet; North 66 degrees 35 minutes 18 seconds West 23.55 feet; North 47 degrees 50 minutes 08 seconds West 107.32 feet; North 54 degrees 29 minutes 23

seconds West 27.77 feet; North 62 degrees 52 minutes 34 seconds West 28.98 feet; North 78 degrees 09 minutes 41 seconds West 26.90 feet and South 86 degrees 30 minutes 06 seconds West 11.37 feet to a point in said centerline; runs thence, continuing with said centerline and running with the southern boundary of Tract 4 as follows: South 86 degrees 30 minutes 06 seconds West 27.10 feet; South 79 degrees 26 minutes 59 seconds West 43.61 feet; South 89 degrees 07 minutes 38 seconds West 131.87 feet; South 84 degrees 46 minutes 24 seconds West 111.39 feet; North 76 degrees 34 minutes 23 seconds West 64.97 feet; North 31 degrees 26 minutes 40 seconds West 57.99 feet; North 66 degrees 15 minutes 14 seconds West 78.98 feet; North 44 degrees 44 minutes 29 seconds West 54.16 feet; North 55 degrees 47 minutes 40 seconds West 55.55 feet and North 42 degrees 00 minutes 39 seconds West 24.46 feet; runs thence, leaving said centerline North 88 degrees 28 degrees 13 seconds West, passing an iron pipe set at 453.55 feet, whole distance 474.70 feet to a point in the boundary of U.S. F.S. Tract 351; runs thence with the boundary of U.S.F.S. Tract 351 South 01 degrees 31 minutes 42 seconds West 445.35 feet to the point of BEGINNING, containing 10.51 acres and being denominated Tract 5, Graystone Hollow Subdivision, as shown on the survey map entitled "A Re-Subdivision of Lots 3A and 3B-Robert L. and Cynthia R. Stedeford," by Benjamin A. West, R.L.S., Smoky Mountain Surveying, P.A., drawing #2653, dated July 2, 2001.

"Grantors further convey unto Grantees, their heirs, successors and assigns, the right to use in common with all those who now have or may in the future may acquire the right to use the same, and reserve unto Grantors, their heirs, successors and assigns, easements and rights of way for roadway and utility lines and facilities, 30 feet in width as shown on the plat recorded on Plat Card 3321, Macon County Public Registry, and running from the Northern terminus of the easement and right of way shown on said recorded plat in a Northerly direction through the lands described in the deed dated October 8, 1999 from Alma Poindexter to George D. Brown and wife, Sheila Brown, recorded in Book P-23, Pages 503-504, Macon County Public Registry, and continuing thence in a Northerly direction as shown on the plat recorded on Plat Card 2982, Macon County Public Registry, to the point of intersection with State Road 1387. Grantors specifically reserve unto themselves, their heirs, successor and assigns, the easements and rights of way herein described.

"Grantees, by their acceptance hereof, agree to pay their fair and proportionate share of the costs of maintenance and upkeep of the roads located upon the above described easements and rights of way. The periodic road maintenance assessments shall be paid to George D. Brown and wife, Sheila G. Brown, to the Grantors, or to their heirs, successors and assigns, or to any property owners association established for

the purpose of the maintenance of said roads.

"The foregoing conveyance is made subject to the following restrictive covenants, which shall be real covenants running with the land and equitable servitudes, enforceable by George D. Brown and wife, Sheila G. Brown, by Grantors, and by their heirs, successors and assigns, as owners of portions of the lands described in the deed recorded in Book P-23, Page 505-506, Macon County Public Registry:

- "1. The above described lands shall be used for residential purposes only.
- "2. No mobile homes or manufactured homes may be placed or maintained on the above described lands. Modular homes may be placed and maintained on the above described lands.
- "3. All dwellings situated upon the above described lands must contain at least 1600 square feet of enclosed heated floor space.
- "4. All structures placed or constructed on the above described lands shall be of natural, earth-tone or muted colors, not pastel colors, and any additions and outbuildings constructed must be of a color and appearance consistent with the principal dwelling.
- "5. No trash, junk, debris, unlicensed vehicles or inoperable vehicles may be placed, kept or maintained on the above described lands.
- "6. No swine may be kept, raised or maintained on the above described lands. No more than 2 dogs may be kept or maintained on any lot or tract.
- "7. The above described lands may not be re-subdivided unless each resulting tract contains at least three acres.
- "8. If any owner damages or permits the damage of the roads located upon the easements and rights of way herein above described, that owner shall be responsible to pay the costs of repair thereof.
- "9. Grantees, by their acceptance hereof, agree to automatically be members of Graystone Hollow Property Owners' Association, Inc. and any other association of property owners within Graystone Hollow Subdivision, and to be subject to all by-laws, rules and regulations, assessments and charges thereof.

"The foregoing conveyance is made subject to easements for existing roadways and utility lines and facilities, to restrictions of record, and to applicable land use laws and ordinances."

TRACT TWO:

"BEING the same lands, easements, privileges and appurtenances as described in the deed dated December 4, 2006 from Robert L. Stedeford and wife, Cynthia R. Stedeford to Frank Meier and wife, Sharon C. Meier, recorded in Book X-30, Pages 2034-2037, Macon County Public Registry and being described therein as follows:

"Being a portion of Tract 3B described in the deed dated April 26, 2001 from George D. Brown and wife, Sheila G. Brown to Robert L. Stedeford and wife, Cynthia R. Stedeford, recorded in Book Q-24 at Pages 1661-1663, Macon County Public Registry, and being more particularly described as follows:

"Being a portion of Tract 3B as shown on the plat recorded on Plat Card 3321, Macon County Public Registry and being more particularly described as follows: BEGINNING at an iron pipe set, the southwest corner of the said Tract 3B, the same being the southeast corner of the lands now or formerly owned by Brown (Deed Book P-23, Page 505, Macon County Public Registry), said point of beginning being situated from a standard USFS Monument, Corner 2, USFS Tract 351, North 01 degrees 31 minutes 42 seconds East 445.35 feet and South 88 degrees 28 minutes 13 seconds East 474.70 feet, and runs thence from said point of beginning North 88 degrees 28 minutes 13 seconds West 9.90 feet to a point in the centerline of a thirty foot wide easement and right of way for roadway and utility lines and facilities; runs thence with the centerline of the same and the northern boundary of Lot 5 as follows: South 42 degrees 00 minutes 39 seconds East 24.46 feet; South 55 degrees 47 minutes 40 seconds East 55.55 feet; South 44 degrees 44 minutes 29 seconds East 54.16 feet; South 66 degrees 15 minutes 14 seconds East 78.98 feet; South 31 degrees 26 minutes 40 seconds East 57.99 feet; South 76 degrees 34 minutes 23 seconds East 64.97 feet; North 84 degrees 46 minutes 24 seconds East 111.39 feet; South 89 degrees 07 minutes 38 seconds East 131.87 feet; North 79 degrees 26 minutes 59 seconds East 43.61 feet; and North 86 degrees 30 minutes 06 seconds East 38.47 feet to a point in said centerline; runs thence leaving said centerline and running with western boundary of Lot 7 North 02 degrees 39 minutes 29 seconds East, passing an iron pipe set at 55.24 feet, passing a second iron pipe set at 251.39 feet, whole distance 278.86 feet to a point in the centerline of another 30 foot wide easement and right of way for roadway and utilities; runs thence with the centerline of the same and with the southern boundary of Lot 8 as follows: North 86 degrees 31 minutes 16 seconds West 23.40 feet; North 68 degrees 22 minutes 20 seconds West

18.62 feet and North 42 degrees 17 minutes 49 seconds West 19.85 feet to a point in the centerline of said easement and right of way where it is intersected by the centerline of another thirty foot wide easement and right of way for road way and utility lines and facilities; runs thence with the centerline of the last mentioned easement and right of way and with the southern and southwestern boundaries of Lot 3 as follows: South 41 degrees 51 minutes 10 seconds West 34.95 feet; South 67 degrees 10 minutes 04 seconds West 26.26 feet; North 66 degrees 16 minutes 23 seconds West 29.66 feet; North 51 degrees 49 minutes 22 seconds West 25.10 feet; North 38 degrees 31 minutes 13 seconds West 30.13 feet; North 22 degrees 23 minutes 59 seconds West 31.69 feet; North 10 degrees 12 minutes 59 seconds West 34.15 feet; North 02 degrees 53 minutes 15 seconds East 54.39 feet and North 08 degrees 52 minutes 59 seconds West 92.03 feet to a point in said centerline; runs thence, leaving said centerline, and running with the southern and southeastern boundaries of Lot 2, North 82 degrees 44 minutes 38 seconds West 177.70 feet to an iron pipe set; South 34 degrees 01 minutes 12 seconds West 280.66 feet to an iron pipe set; and South 39 degrees 43 minutes 35 seconds West 77.37 feet to a point in the centerline of a thirty foot wide easement and right of way for roadway and utility lines and facilities, said point also being the southwest corner of Lot 2; runs thence with the boundary of the lands now or formerly owned by Brown (Deed Book P-23, Page 505, Macon County Public Registry) South 01 degrees 31 minutes 15 seconds West 88.64 feet to the point of BEGINNING, containing 5.09 acres and being denominated Lot 4, Greystone Hollow Subdivision, as shown on the survey map entitled "A Re-Subdivision of Lots 3A & 3B - Robert L. & Cynthia R. Stedeford," by Benjamin A. West, P.L.S., Smoky Mountain Land Surveying, PA, drawing #2653, dated July 2, 2001.

"Grantors further convey unto Grantees, their heirs, successors and assigns, the right to use in common with all those who now have or may in the future acquire the right to use the same, and reserve unto Grantors, their heirs, successors and assigns, easements and rights of way for roadway and utility lines and facilities, 30 feet in width as shown on the plat recorded on Plat Card 3321, Macon County Public Registry, and running from the Northern terminus of the easement and right of way shown on said recorded plat in a Northerly direction through the lands described in the deed dated October 8, 1999 from Alma Poindexter to George D. Brown and wife, Sheila Brown, recorded in Book P-23, Pages 503-504, Macon County Public Registry, and continuing thence in a Northerly direction as shown on the plat recorded on Plat Card #2982, Macon County Public Registry, to the point of intersection with State Road 1387. Grantors specifically reserve unto themselves, their heirs, successors and assigns, the easements and rights of way herein described.

"Grantees, by their acceptance hereof, agree to pay their fair and proportionate share of the costs of maintenance and upkeep of the roads located upon the above described easements and rights of way. The periodic road maintenance assessments shall be paid to George D. Brown and wife, Sheila G. Brown, to the Grantors, or to their heirs, successors and assigns, or to any property owners association established for the purpose of the maintenance of said roads.

"The foregoing conveyance is made subject to the following restrictive covenants, which shall be real covenants running with the land and equitable servitudes, enforceable by George D. Brown and wife, Sheila G. Brown, by Grantors, and by their heirs, successors and assigns, as owners of portions of the lands described in the deed recorded in Book P-23, Page 505-506, Macon County Public Registry:

- "1. The above described lands shall be used for residential purposes only.
- "2. No mobile homes or manufactured homes may be placed or maintained on the above described lands. Modular homes may be placed and maintained on the above described lands.
- "3. All dwellings situated upon the above described lands must contain at least 1600 square feet of enclosed heated floor space.
- "4. All structures placed or constructed on the above described lands shall be of natural, earth-tone or muted colors, not pastel colors, and any additions and outbuildings constructed must be of a color and appearance consistent with the principal dwelling.
- "5. No trash, junk, debris, unlicensed vehicles or inoperable vehicles may be placed, kept or maintained on the above described lands.
- "6. No swine may be kept, raised or maintained on the above described lands. No more than 2 dogs may be kept or maintained on any lot or tract.
- "7. The above described lands may not be re-subdivided unless each resulting tract contains at least three acres.
- "8. If any owner damages or permits the damage of the roads located upon the easements and rights of way herein above described, that owner shall be responsible to pay the costs of repair thereof.

"9. Grantees, by their acceptance hereof, agree to automatically be members of Graystone Hollow Property Owners' Association, Inc. and any other association of property owners within Graystone Hollow Subdivision, and to be subject to all by-laws, rules and regulations, assessments and charges thereof.

"The foregoing conveyance is made subject to easements for existing roadways and utility lines and facilities, to restrictions of record, and to applicable land use laws and ordinances."

For further reference also see the deed dated May 23, 2016 from Frank Meier and wife, Sharon C. Meier, recorded in Book L-37, Pages 1431-1433, Macon County Public Registry, to which reference is hereby made.

Frank Meier is deceased.

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, subject to the exceptions herein enumerated.

AND, subject to the exceptions herein enumerated, 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 the property is 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 caused this instrument to be properly executed
and sealed.

Sharon C. Meier (SEAL)
Sharon C. Meier

STATE OF Florida
COUNTY OF Sarasota

I, Tina L Nwankwo a Notary Public, do hereby certify that Sharon C. Meier,
personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this 20th day of November, 2024.

SEAL-STAMP

Tina L Nwankwo
Notary Public
My commission expires: 01-24-2025

