

BK: CRP N-40

PG: 2189-2193

RECORDED:  
01-11-2021

04:01:06 PM  
BY: TODD RABY  
REGISTER



2021000236

MACON COUNTY, NC  
TODD RABY  
REGISTER OF DEEDS

NC FEE \$26.00  
STATE OF NC  
REAL ESTATE  
EXTX \$1170.00

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 6566-17-8828

This property was not the primary residence of the Grantor.

Revenue Stamps \$1170.00

This instrument prepared by and to be returned to:

Law Offices of Kenneth W. Fromknecht, II

29 Iotla Street

Franklin, NC 28734

MAPPING  
M

NORTH CAROLINA

MACON COUNTY

THIS DEED made this January 8, 2021, by and between, CANDIDA KAREN REINHARDT-ARNOLD, as Trustee of the ARNOLD FAMILY REVOCABLE TRUST, u/t/d September 12, 2016, whose address is 8913 S. Mobley Road, Odessa, FL 33556, GRANTOR and MICHAEL A. GUILER and wife, DANA GUILER, whose address is 2591 Sunrise Drive SE, St. Petersburg, FL 33705, 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, Burningtown 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 December 31, 2019, from Glade W. Haas and Joyce E. Haas, Co-Trustees of the Glade W. Haas and Joyce E. Haas Joint Revocable Trust dated April 12, 2000 to Candida Karen Reinhardt-Arnold, as Trustee Of The Arnold Family Revocable Trust, u/t/d

September 12, 2016, recorded at Book R-39, Pages 273-276, as corrected by the Corrective Warranty Deed recorded at Book R-39, Page 1733, 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 15<sup>th</sup> day of November, 2010, from Glade W. Haas and wife, Joyce E. Haas To Glade W. Haas and Joyce E. Haas, Trustees of the Glade W. Haas and Joyce E. Haas Joint Revocable Trust dated April 12, 2000, recorded at Book Z-33, Pages 2465-2466, Macon County Registry, and being more particularly described therein as follows:

**TRACT ONE:**

“Being the same lands, easements, privileges and appurtenances described in and conveyed by the deed dated April 12, 2000 from Glade W. Haas and wife, Joyce E. Haas to Glade W. Haas and Joyce E. Haas, Trustees of the Glade W. Haas and Joyce E. Haas Joint Revocable Trust dated April 12, 2000, recorded in Book A-24, Pages 447-450, Macon County Public Registry, to which reference is hereby made for a more complete description.

“Being the same lands, easements, privileges and appurtenances described in and conveyed by the deed dated February 14, 1997 from Charles W and Gladys Rene' Haas to Glade W. Haas and Joyce E. Haas, recorded in Book U-21, Pages 2160-2161, Macon County Public Registry, to which reference is hereby made for a more complete description

“Beginning on a black oak and runs South 15 degrees East 12 poles to a black oak, Hall's corner; thence South 60 poles to a pine; then North 45 degrees West 27 poles to a stake; then South 45 degrees West with Downs line 103 poles to a Spanish Oak; then North 96 poles to a black jack on top of the ridge; then North 65 degrees East 26 poles to a black oak; then South 75 degrees East 46 poles to a stake in Yonce's line; then North 70 East 26 poles to a black oak; then South 84 East to the BEGINNING, being a part of Entry No. 10697; excepting about 11 acres heretofore conveyed to Jos. Reves, also 10 X 15 feet on the West side as a cemetery; containing 43 acres, more or less.

“The land hereby conveyed is the same land described in the deed from Joe Raby and wife Gertrude Raby, to Everette Zimmerman, dated January 21, 1956, and registered in the office of Registrar of Deeds for Macon County, North Carolina, in deed book I-6, page 80.

“The land hereby conveyed is the same land described in the deed from Everette Zimmerman to Charles W. Haas, and his wife, Gladys Rene' Haas, dated September 5, 1959, and registered In the office of Registrar of Deeds for Macon County, North Carolina, in deed book Q-6, page 91.”

**TRACT TWO:**

“Being the same lands, easements, privileges and appurtenances described in and conveyed by the deed dated April 12, 2000 from Glade W. Haas and wife, Joyce E. Haas to Glade W. Haas and Joyce E. Haas, Trustees of the Glade W. Haas and Joyce E. Haas Joint Revocable Trust dated April 12, 2000, recorded in Book A-24, Pages 451-454, Macon County Public Registry, to which reference is hereby made for a more complete description.

“Being the same lands, easements, privileges and appurtenances described in and conveyed by the deed dated February 14, 1997 from Charles W. and Gladys Rene’ Haas to Glade W. and Joyce E. Haas, recorded in Book U-21, Pages 2158-2159, Macon County Public Registry, to which reference is hereby made for a more complete description.

“BEGINNING at a point in the centerline of S.R. 1392, the Burningtown Road, said point of beginning being the beginning corner of the lands described in the Deed hereinabove referred to, said point of beginning being witnessed by a white oak situated near the north bank of said road N. 40-26 W. 15.00 feet from said point of beginning and runs thence from said point of beginning with the centerline of said state road S. 86-41 W. 169.86 feet; S. 58-16 W. 61.45 feet; runs thence leaving said centerline and running with the boundary of lands now or formerly owned by Talbott N. 36-43 W., passing an iron pipe set at 35.17 feet crossing Burningtown Creek, whole distance 782.88 feet to a concrete monument, a corner of said lands now or formerly owned by Talbott and in the boundary of lands now or formerly owned by Haas as described by Deed recorded in Book Q-6, page 91, Macon County Public Registry; runs thence with the boundary of said lands now or formerly owned by Haas N. 47-18 E. 230.39 to and existing iron pipe, a corner common to said lands now or formerly owned by Haas; runs thence S. 40-26 E. with the boundary of said lands now or formerly owned by Haas, passing an existing iron pipe, a corner common to said lands now or formerly owned by Haas and the lands now or formerly owned by Stewart as described by Deed recorded in V-12, page 31, Macon County Registry at 626.94 feet and continuing with the boundary of said lands now or formerly owned by Stewart and passing an iron pipe set on the north bank of Burningtown Creek at 871.29 and passing the above mentioned marked white oak at 935.32 feet, whole distance 950.32 feet to the point of BEGINNING, containing 5.02 acres, as shown a survey map prepared by Thomas H. Cabe, R.L.S., dated July 11, 1992.

The foregoing conveyance is made subject to the right of way of S.R. 1392, the Burningtown Road, and to easements for existing utility lines and facilities.”

Pursuant to N.C.G.S. §36C-10-1013, Trustee(s) certify as follows:

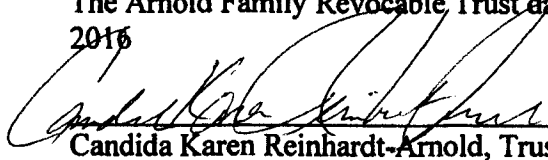
1. The Trust was executed on September 12, 2016, was validly created, is still in existence, and has not been revoked, modified, or amended in any manner which would cause the representation contained herein to be incorrect.
2. The Settlers of the Trust are Richard Knight Arnold, II and Candida Karen Reinhardt-Arnold.
3. The identity and address of the currently acting Trustee is: Candida Karen Reinhardt-Arnold, 8913 South Mobley Road, Odessa, FL 33556.
4. The Trust's taxpayer identification number does not have to be disclosed pursuant to N.C.G.S. §36C-10-1013(j).
5. The Trustee has been granted due authority to enter into the transaction contemplated by this deed and the Trust grants the specific power to the Trustee(s) to convey the Trust property;
6. The Trust is revocable with the Trustee holding the power to revoke the Trust.
7. The Trust does grant Trustee the authority to sign or otherwise authenticate the Trust.

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 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.

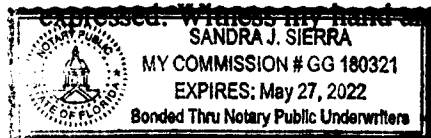
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, this the day and year first above written.

The Arnold Family Revocable Trust dated September 12, 2016

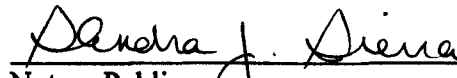
 (SEAL)  
Candida Karen Reinhardt-Arnold, Trustee

STATE OF Florida  
COUNTY OF Hillsborough

I, Sandra Sierra, a Notary Public of the County and State aforesaid, do hereby certify that Candida Karen Reinhardt-Arnold personally known to me or who produced HA FL DL as identification, personally appeared before me this day and acknowledged her due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and official stamp or seal, this January 8, 2021.



(NOTARIAL SEAL)

  
Notary Public  
My Commission Expires: 5/27/2022