



**2013001147**

CLAY CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:  
05-17-2013 03:18:07 PM

MELISSA BURCH  
REGISTER OF DEEDS  
BY: JOYCE LINDSAY  
DEPUTY

**BK: CRP 376**

**PG: 138-138**

*Joyce Lindsay, Deputy*

WARRANTY DEED

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

Revenue Stamps: -0-

This instrument prepared by and return to:  
Law Offices of Kenneth W. Fromknecht, II  
29 Iotla Street, Franklin, North Carolina 28734



STATE OF NORTH CAROLINA  
COUNTY OF CLAY

THIS DEED made this May 16, 2013, by and between ROBERT C. THOMSON, JR., Joined by his wife, MELISSA RENEE THOMSON, the aforesaid spouse is joining solely for purpose of waiving her rights under N.C.G.S. §29-30, 52-10 and 30-1, as to an undivided one-third interest and TAMMY L. THOMSON, a single woman, as to an undivided one-third interest, GRANTOR, to ROBERT C. THOMSON, III and wife, RACHEL CONLEY THOMSON, with an address of 245 Parker Adams Drive, Hayesville, North Carolina 28904, 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 to be 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 City of Hayesville, Hiawasse Township, Clay County, North Carolina, and more particularly described as follows:

BEING the same lands, easements, privileges, and appurtenances as described in and conveyed by that certain Deed dated March 6, 2007 from Gene Long and wife, Peggy Long to Robert C. Thomson, Jr. and wife, Tammy L. Thomson and Robert C. Thomson, III, as joint tenants with rights of survivorship, recorded in the Office of the Register of Deeds for Clay County, North Carolina, in Book 317, Page 172, and being more particularly described as follows:

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

Subject to and together with those certain easements and rights of way as shown on Plat Book 2, Page 45, Clay County, North Carolina.

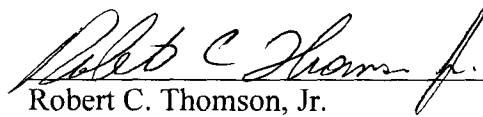
The Grantor, Melissa Renee Thomson, joins in the execution of this instrument solely for the purpose of waiving any and all marital rights she may have in the lands conveyed hereby pursuant to N.C.G.S. §29-30, 52-10 and 30-1.

The property conveyed is not the primary residence of the Grantor.

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 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 the Grantor and whomever.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals, this the day and year first above written.

 (SEAL)  
Robert C. Thomson, Jr.

 (SEAL)  
Melissa Renee Thomson

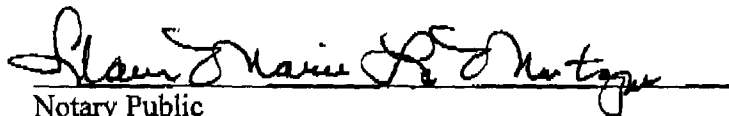
STATE OF NORTH CAROLINA  
COUNTY OF MACON

I, Dawn Marie LaMontagne, a Notary Public of the aforesaid State and County, do hereby certify that Robert C. Thomson, Jr., joined by his wife, Melissa Renee Thomson, personally appeared before me this day and acknowledged their execution of the foregoing instrument for the

purposes therein expressed.

Witness my hand and official stamp or seal, this 16th day of May, 2013.

(Notarial Seal)

  
Notary Public  
My Commission Expires: February 6, 2015



IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals, this the day and year first above written.

Tammy L. Thomson (SEAL)  
Tammy L. Thomson

STATE OF NORTH CAROLINA  
COUNTY OF MACON

I, Dawn Marie LaMontagne of the aforesaid State and County, do hereby certify that Tammy L. Thomson, personally appeared before me this day and acknowledged her execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official stamp or seal, this 16<sup>th</sup> day of May, 2013.

(Notarial Seal)

Dawn Marie LaMontagne  
Notary Public  
My Commission Expires: February 6, 2015

