

BK: CRP G-42
PG: 1949-1953
RECORDED:
12-09-2022
12:25:27 PM
BY: TODD RABY
REGISTER



2022009324
MACON COUNTY, NC
TODD RABY
REGISTER OF DEEDS

NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$390.00

NORTH CAROLINA
GENERAL WARRANTY DEED



Excise Tax: \$390.00
Parcel Identifier No. 6552-43-1656
Delinquent taxes, if any, to be paid by the closing
Attorney to the county tax collector upon
Disbursement of closing proceeds.
Mail after recording to: Stuart D. Sloan, Sloan & VanHook, PLLC, 70 Iotla Street, Franklin, NC 28734
This instrument was prepared by: Stuart D. Sloan, Sloan & VanHook, PLLC, 70 Iotla Street, Franklin, NC 28734

THIS DEED made this 9 day of Dec., 2022 by and between

GRANTORS

Harold Eugene Johnson and Marla Elaine Johnson Revocable Trust

GRANTEES

Quinnie Colleen DeSimone and Nicholas R. DeSimone as Joint Tenants with Rights of Survivorship
4187 West Old Murphy Road
Franklin, NC 28734



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 and more particularly described as follows:

See attached "Exhibit A"

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book L-37, Page 2210, Macon County Registry.

The above described property _____ does does not include the primary residence of the Grantor.

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.

Trustee certifies as follows:

1. The Harold Eugene Johnson and Marla Elaine Johnson Revocable Trust, (hereinafter "Trust") was validly created, is still in existence, and has not been revoked, modified, or amended in any manner which would cause the representations contained herein to be incorrect;
2. The Settlers of the Trust are Harold Eugene Johnson and Marla Elaine Johnson.
3. The identity and address of the currently acting Trustees identified above are:

Harold Eugene Johnson and Marla Elaine Johnson at 188 Paul Hurst Road, Franklin, NC 28734.
4. 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 to convey the Trust property without the consent or joinder of any other party and without any other party being privileged to inquire into the disposition of the proceeds thereof.
5. The Trust is revocable by the Settlor during the Settlor's lifetime.
6. The Trust taxpayer identification number is not required to be revealed pursuant to the provisions of N.C.G.S. 36C-10-1013(j).
7. The Trust shall take title to real property by having the same conveyed to the Trustee of the Trust. The Trust may take title to personal property or intangible property by having the same conveyed to the Trustee of the Trust, or to the Trust without naming the Trustee.

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 all persons whomsoever except for the exceptions hereinafter stated.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Harold Eugene Johnson (SEAL)
Harold Eugene Johnson, as Trustee of the Harold Eugene Johnson and Marla Elaine Johnson Revocable Trust

Marla Elaine Johnson (SEAL)
Marla Elaine Johnson, as Trustee of the Harold Eugene Johnson and Marla Elaine Johnson Revocable Trust

STATE OF NORTH CAROLINA
COUNTY OF MACON

I, Stuart Sloan, a Notary Public for the County of Macon and State of North Carolina, do hereby certify that **Harold Eugene Johnson as Trustee of the Harold Eugene Johnson and Marla Elaine Johnson Revocable Trust and Marla Elaine Johnson, as Trustee of the Harold Eugene Johnson and Marla Elaine Johnson Revocable Trust**, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument for the purposes stated therein.

WITNESS my hand and notarial seal, this 9 day of December, 2022.

Stuart Sloan
Notary Public

My Commission Expires: 1/12/26

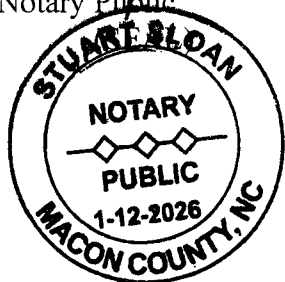


EXHIBIT "A"

Being the same lands, easements, privileges and appurtenances conveyed by that deed dated August 15, 2016 from Federal Home Loan Mortgage Corporation to Harold Eugene Johnson and Marla Elaine Johnson Revocable Trust, recorded August 16, 2006 in Book L-37, Pages 2210-2211, Macon County Registry, and being described therein as follows:

“Being the same lands, easements, privileges and appurtenances conveyed by that deed dated February 21, 2006 from William R. Lapp, Jr. and wife, Nancy A. Lapp to Roger Charest and wife, Glenda Charest, recorded February 22, 2006 in Book B-30, Pages 35-37, Macon County Registry, and being more particularly described therein as follows:

“Being the same lands conveyed by that deed dated October 20, 2003, from Jane Hensz Dick, formerly Jane Hensz and William Dick to William R. Lapp, Sr., and wife, Nancy A. Lapp, and recorded in Book M-27, Pages 199-201, Macon County Land Registry, and being more particularly described therein as follows:

“Being all the lands, easements, privileges and appurtenances described in that deed dated 8 April 1976 from HERBERT W. LINDSAY, and wife, MARIE C. LINDSAY to RALPH HENSZ and wife, JANE HENSZ, and recorded in Book I-18, Page 6, Macon County Land Registry, and being more particularly described as follows:

“BEGINNNG at an iron pipe set on the North margin of U. S, Highway No. 64 at the point of intersection thereof with the East margin of an access road leading into Lindsay's Mountain Terrace, said iron pipe being located the following two courses and distances from an iron pipe, die Southwest comer of Lot No. 50 of Lindsay's Mountain Terrace, as described in the deed to Rankin L. Brown and wife, dated February 22, 1974, recorded in Deed Book B-10, at page 12, to-wit: South 40 degrees East 95 feet and South 30 degrees West 50 feet to said point of beginning, runs thence with the North margin of the right of way of U. S. Highway No, 64, the following courses and distances: South 41 degrees East 140 feet, South 51 degrees 30 minutes East 49 feet, South 70 degrees East 66 feet, South 82 degrees 30 minutes East 17.6 feet to an iron pipe, the Westernmost corner of Lot No. 48; thence continuing with the margin of said highway and with the line of Lot No. 48, South 88 degrees 10 minutes East 108 feet to an iron pin; thence leaving the highway, but continuing with the line of Lot No. 48, North 8 degrees 44 minutes East, passing an iron pipe, the North corner of Lot No, 48 at 152.4 feet, whole distance 2352 feet to an iron pipe, the Southeast comer of Lot No. 64; thence with the South line of Lots 64, 49 and 50, the following two courses and distances: North 85 degrees 15 minutes West 188 feet (corner common to Lots 49 and 64), and South 87 degrees West passing the common corner of Lots 49 and 50 at 80 feet, whole distance 230 feet to an iron pipe on the East margin of an access road; thence with the East margin of the same, South 40 degrees East, 95 feet, and South 30 degrees West 50 feet to the point of BEGINNNG, and being Lot No. 47 and Lot No. 48, of the Subdivision of Lindsay's Mountain Terrace and being described herein according to description furnished by H. W. Lindsay, owner.

“Parties of the first part further convey unto parties of the second part, their heirs and assigns, the right to use in common with parties of the first part, their heirs and assigns, the existing access roads the East line of which forms the West line of the lands hereby conveyed.

“Parties of the first part reserve for themselves, their heirs and assigns, the right to use in common with parties of the second part, their heirs and assigns, any portions of said access roads which lie within the bounds of the lands hereby conveyed.

“This conveyance is made subject to the right of way of U. S. Highway #64.”

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