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BY: TODD RABY
REGISTER



2022005533
MACON COUNTY, NC
TODD RABY
REGISTER OF DEEDS

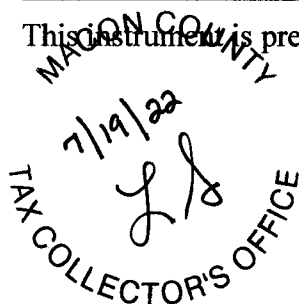
NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$70.00

**TITLE TO THE PROPERTY HEREIN DESCRIBED IS NOT CERTIFIED
UNLESS A WRITTEN TITLE OPINION HAS BEEN RENDERED THEREON**

Excise Tax: \$70.00

*Delinquent taxes, if any, to be paid by the closing attorney to the County Tax Collector upon
disbursement of closing proceeds*

This instrument is prepared by: M. Ellen Davis, Attorney at Law, Post Office Drawer 1269
Andrews, North Carolina, 28901



Brief description for the Index: Lot 52, 2.20 acres, more or less, Glen Hay Estates

CURRENT PARCEL NO. : 5595820561

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 12th day of July, 2022 by and between **RICHARD P. KELLER
and wife, CORINNE C. KELLER**, Grantors, to **MARK A. LOTT and wife, REBECCA K.
LOTT**, Grantees, whose address is 1728 Ravencliff Road, Talking Rock, Georgia 30175.

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 Grantors for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantees in fee simple, all that certain tract or parcel of land situate in Nantahala Township, Macon County, North Carolina, and being more particularly described as follows:

As per plat of survey entitled, "A Survey of Lot 52 Glen Hay Subdivision for Glen Hay, Inc.", Nantahala Township, Macon County, North Carolina, dated October 18, 2005, by D. Bruce Black, PLS L-3544, said plat of survey being recorded at Plat Card 4655, Macon County Registry and incorporated herein by reference and being more particularly described by metes and bounds as follows:

LOT NO. 52, GLEN HAY ESTATES

BEGINNING at an axle found on the line common with United States Forest Service Tract No. 128, being a common corner with Lot No. 51, said axle found lying North 06-25 East, 701.74 feet from a United States Forest Service Standard Aluminum Monument found and stamped "Corner 61 Tract 128" dated 1968, a tie, thence from said beginning axle found and along the line common with United States Forest Service Tract 128, North 06-25 East, 53.46 feet to a United States Forest Service Standard Aluminum Monument found set in an Oak stump and stamped "Corner 60 Tract 128," thence with the line common to the lands owned now or formerly by Mashburn, Book C-23 at Page 2239, North 61-26 East 249.09 feet to an iron rod found on the line common with Lot No. 9, thence with the line common to Lot No. 9, South 00-09 East, 106.36 feet to an iron rod found, thence with the line common with Glen Hay Subdivision, South 55-33 East 85.75 feet to an iron rod set, South 52-43 East 171.05 feet to an iron rod set, South 52-43 East 26.59 feet to a point in the center of the 45 foot wide, 22.50 feet on each side of center, subdivision road right of way easement for the subdivision roadway designated "Viewforth Place" thence with the center of said road right of way easement, South 54-25 West, 29.66 feet, South 65-40 West 14.92 feet, South 56-40 West 18.37 feet, South 40-30 West 11.52 feet, South 25-26 West 13.69 feet, South 07-25 West 18.06 feet, South 06-25 East 15.69 feet, South 11-26 East 28.90 feet, to a point lying North 06-06 East 46.07 feet from an iron rod found, a tie, thence leaving the center of the subdivision road right of way easement and traveling along the line common with Lot No. 51, South 85-18 West 19.51 feet to an iron rod found, South 85-18 West 176.32 feet to an iron rod found, North 40-01 West 306.13 feet back to the place and point of BEGINNING, **containing 2.20 acres, more or less, and being designated Lot 52 of the Glen Hay Estates.**

THIS CONVEYANCE IS MADE TOGETHER WITH AND SUBJECT TO a perpetual, appurtenant and nonexclusive easement over and across all subdivision roads and subdivision access roads, for ingress, egress, regress and utilities to and from the above described lot and the public roadway.

THIS CONVEYANCE IS MADE SUBJECT TO a perpetual, appurtenant and nonexclusive easement for roads and utilities being forty-five (45) feet wide, 22.5 feet each side of center, said easement being shown on the above referenced plat of survey, for purposes of ingress, egress and regress. SUBJECT ALSO TO the rights of others in and to the use of the above referenced easement.

THE AFORESAID easements shall include the right to go upon said land with workmen to improve, repair and maintain said facilities, as may be necessary from time to time. Said easement shall be appurtenant to and shall run with the land and shall bind, burden and benefit the heirs, assigns and personal representatives of the Grantor and Grantees.

THIS CONVEYANCE IS MADE SUBJECT TO those certain covenants, restrictions and conditions governing the Glen Hay Estates and contained in a certain instrument recorded in Book Y-19 at Page 549, Macon County Registry as amended and supplemented by the instrument recorded in Book K-20 at Page 754, Macon County Registry, reference to which hereby made.

For source of title see Book S-29 at Page 1348, Macon County Registry.

Based upon information furnished by the Grantor(s) or any agent of the Grantor(s), the information and the accuracy of the mailing address and the primary residence is not guaranteed by the preparing attorney. All or a portion of the property herein conveyed does not include a 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 Grantees, in fee simple.

AND the Grantors covenant with the Grantees, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Richard P. Keller (SEAL)
RICHARD P. KELLER

Corinne C. Keller (SEAL)
CORINNE C. KELLER

STATE OF FLORIDA

COUNTY OF Alachua

I, Alan Iljin, a Notary Public of said State and County, certify that

RICHARD P. KELLER and wife, CORINNE C. KELLER, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and Notarial Seal, this the 14th day of July, 2022.



ALAN ILJIN
Notary Public
State of Florida
Comm# HH237350
Expires 3/7/2026

Alan Iljin
Notary Public

My Commission Expires:
3/7/2026