



2023000977

CLAY CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
05-19-2023 08:31:51 AM

ANGELA SHOOK
REGISTER OF DEEDS

BY: ANGELA SHOOK
REGISTER OF DEEDS

BK: CRP 475

PG: 148-148

GENERAL WARRANTY DEED

DEED STAMPS: \$0.00

PIN #543900484663



This instrument was prepared by Charles W. McHan, Jr., Attorney at Law. Title to the lands and/or interest in lands described herein is not certified unless a separate, written title opinion has been given to, or title insurance obtained for, the Grantees herein by said law firm.

Based upon information furnished by the Grantor(s) or their agents, the accuracy of which is not guaranteed by Charles W. McHan, Jr., Attorney at Law, the mailing address of the Grantor(s) is as stated after their name, and the property described in this deed [] includes [X] does not include, the primary residence of a Grantor.

State of North Carolina
County Of Clay

This Indenture, made the 1st day of May, 2023 by and between:

Denice Bellido de Luna, Successor Trustee of the Juliette Hendricks Declaration of Trust dated February 21, 2006
10005 NW 28th Place
Ocala, FL 34482

hereinafter called Grantors, and

Denice Bellido de Luna
10005 NW 28th Place
Ocala, FL 34482

hereinafter called Grantees, (said designations shall include the respective parties, whether one or more, individual or corporate, and their respective successors in interest or assigns).

Witnesseth; That the Grantors, for and in consideration of the sum of Ten Dollars, and other good and valuable considerations to them in hand paid by the Grantees, the receipt whereof is hereby acknowledged, have and by these presents do give, grant, bargain, sell, convey and confirm unto the Grantees, their heirs and/or successors and assigns, (subject to the terms, conditions, covenants, restrictions, exceptions and reservations hereinafter stated, if any), the following particularly described real estate, located in Clay County, North Carolina to-wit:

All that certain tract or parcel of land containing 2.00 acres, more or less, being designated as Lot 8 of The Preserve at Beach Mountain, lying in Brasstown Township, Clay County, North Carolina, and being more particularly described according to a plat of survey dated November 10, 2005 by William F. Rolader, PLS and recorded in Plat Cabinet 4, Slide 1252, Clay County Registry, reference to said plat of survey being made hereby for incorporation herein for a more particular legal description of said tract or parcel of land.

CONVEYED WITH a non-exclusive, perpetual right of way and easement, thirty (30) feet in width, over and across all subdivision access roads for the purposes of vehicular ingress, egress, and regress and utilities thereon from the herein described lot to the public road.

RESERVED HEREIN is a non-exclusive, perpetual right of way and easement, thirty (30) feet in width, over an across all subdivision access roads for the purposes of vehicular ingress and egress, regress and utilities thereon from the remaining and pertinent lands within the Preserve at Beach Mountain development to the public road.

CONVEYED WITH AND SUBJECT TO the covenants, restrictions, easements, terms and conditions governing the Preserve at Beach Mountain as recorded in Deed Book 300, Page 81, Clay County Registry.

For Source of title reference Book 300, Page 206, Clay County, NC Registry and Clay County, NC Estate file no. 23 E 69.

To Have and to Hold the above described land and premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantees, their heirs and/or successors and assigns forever, (subject to the terms, conditions, covenants, restrictions, exceptions and reservations hereinabove stated, if any).

And the Grantors covenant to and with the Grantees, their heirs and/or successors and assigns, that the Grantors are lawfully seized in fee simple of said land and premises, and have full right and power to convey the same to the Grantees in fee simple, and that said land and premises are free from any and all encumbrances (with the exceptions above stated, if any), and that they will and their heirs, executors, administrators and/or successors shall forever warrant and defend the title to said land and premises, with the appurtenances, unto the Grantees, their heirs and/or successors and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, each 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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Denice Bellido de Luna, Successor Trustee of the Juliette Hendricks Declaration of Trust dated February 21, 2006

Denice Bellido de Luna (SEAL)
Denice Bellido de Luna, Successor Trustee

State of Florida, County of Marion

I, Ria D. Colledge, a Notary Public of Said State and County, do hereby certify that
(Notary's Name Printed Above)

Denice Bellido de Luna, Successor Trustee of the Juliette Hendricks Declaration of Trust dated February 21, 2006, either being personally known to me or proven by satisfactory evidence (said evidence being personally known), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/they for the purposes stated herein.

Witness my hand and Notarial Seal, this 4 day of May, 2023.

My Commission Expires:



RIAD. COLLEDGE
Commission # GG 972341
Expires April 6, 2024
Bonded thru Budget Notary Services

Ria D. Colledge
Signature of Notary Public

Ria D. Colledge
Printed or Typed Name of Notary Public

Charles W. McHan, Jr.
Attorney at Law

84 Valley River Ave.
Murphy, North Carolina 28906
PHONE: (828) 837-6393