

NO DELINQUENCIES AS OF THIS
DATE 9-14-2020

Amie Johnson
Graham County Tax Collector

Doc ID: 000694960004 Type: CRP
Kind: DEED
Recorded: 09/14/2020 at 01:55:09 PM
Fee Amt: \$26.00 Page 1 of 4
Graham County, North Carolina
Carolyn Stewart Register of Deeds
BK **385** PG **328-331**

Excise tax: -0-

Tax Lot No. _____ Parcel Identifier No. 66010000060013
Verified by _____ County on the _____ day of _____, 2020 by _____

This instrument is prepared by: Kathy Gode, 11665 Collier Blvd #564
Naples, FL. 34116

Brief description for the Index: Lot No 13-A, Finley
McMillian Properties Subdivision

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 8th day of September, 2020, by Kathleen Gode formerly known as Kathleen White, a married woman, hereinafter called the Grantor and , Larry Gode and Kathleen Gode, Co-Trustees of the Gode Joint Revocable Trust u/a/d 12/19/19 with full power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described herein, whose post office address is 11665 Collier Blvd #564, Naples, Florida 34116, Of the County of Collier, State of Florida, hereinafter called the 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 and in consideration of the sum of \$10.00 and other valuable considerations to Grantor, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise,

release, convey and confirm unto the Grantee all that certain land situate in Collier County, State of Florida, to wit:

TRACT 1: BEING that certain tract or parcel of land lying in Stecoah Township Graham County, North Carolina and being more particularly described as Lot 13-A, formerly a portion of Parcel Thirteen (13) of Finley McMillian properties subdivision, containing 1.408 acres, more or less, as described on that plat of survey entitled "Jim Baldwin" drawn by Sylvia E Higdon, P.L.S. L-4369, dated March 31, 2004, which plat is duly recorded in the office of the Register of Deeds for Graham County, North Carolina in Plat Cabinet D-B at Slide 1242, to which reference is hereby made for a more particular description of said property.

ALSO and together with a free and permanent right, privilege and easement to use the private roads as shown on the map of the Division of McMillian Lands, which is an appurtenance to the said land above described. All roads to be sixty (60) feet in width, thirty (30) feet from the centerline.

THIS deed is made subject to the following right of ways, restrictions, covenants and agreements, which are a part of the consideration and acceptance of this deed constitutes and acceptance of same.

1. Rights of others to use that portion of the private road or roads which lie within the boundaries of the land above described and conveyed.
2. Right of way of public utilities and public roads which are now or may be in the future necessary to serve parcels located in the McMillan Land Division and shown on the map of same, grantees agree that they will join in any grants of easement for public roads or public utilities necessary to furnish service of same to other owners of parcels of land as shown no the map.
3. The ground floor area of conventional homes all not be less than 800 square feet exclusive of open porches and garages.
4. No single-wide, double-wide, triple-wide mobile homes, trailers, modular homes or motor homes shall be used as a temporary or permanent residence.

THIS conveyance is made subject to a road maintenance fee in

the current amount of \$200.00 payable to Kim Ayers, on or about the first of January of each year commencing January 1, 2020 for the maintenance of said roads until all lots are sold by the developer in Finley McMillian Properties Subdivision. When all of the lots are sold in the Finley McMillian Properties Subdivision, road maintenance shall become the responsibility of all lot owners, Each lot owner shall then pay a prorate share for maintaining said roads in good condition.

For source of title see Book 122 at Page 280 and Book 156 at Page 268, Graham County Registry.

TOGETHER, with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

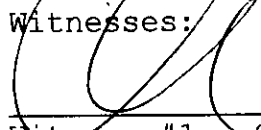
The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantor. The Grantor's homestead address is 511 29th St SW, Naples, FL.

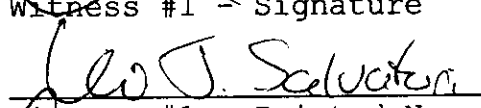
TO HAVE AND TO HOLD, the aforesaid lots or parcel of land and all privileges and appurtenances thereto belonging to the Grantee, in fee simple forever.

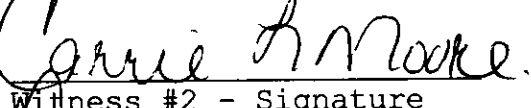
AND the Grantor hereby covenant with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

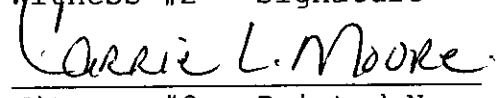
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

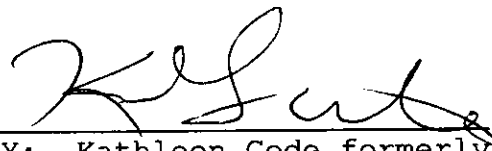
Witnesses:


Witness #1 - Signature


Witness #1 - Printed Name


Witness #2 - Signature


Witness #2 - Printed Name


BY: Kathleen Gode, formerly known
as Kathleen White
11665 Collier Blvd #564
Naples, Fl. 34116

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 8th
day of September, 2020, by KATHLEEN GODE, formerly known as
Kathleen White, who is personally known to me or who has produced
_____ as identification.

Notary Public Signature

Notary Public Printed Name
My commission expires:

(seal)

