

BK: CRP G-37
PG: 1011-1015
RECORDED:
04-11-2016
12:51:25 PM
BY: TODD RABY
REGISTER



2016002053

MACON COUNTY, NC
TODD RABY
REGISTER OF DEEDS

NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$30.00

Revenue \$30.00

THIS INSTRUMENT PREPARED BY
John A. VanHook, a licensed
North Carolina Attorney. Delinquent
taxes, if any, to be paid by the closing
attorney to the county tax collector
upon disbursement of closing proceeds.
Please return recorded document to
John A. VanHook
KENNEY, SLOAN & VANHOOK, PLLC
111 Heritage Hollow Drive, Franklin, NC 28734



PIN#: 6515109963

This property is not the primary residence of a Grantor



NORTH CAROLINA
MACON COUNTY

WARRANTY DEED

THIS DEED, made this the 1 day of April, 2016, by **MARK R. GEORGE and wife, KIYA GEORGE**, of 608 Palm Drive, Largo, FL 33770, and **ROBERT B. GEORGE and wife, ERIN GEORGE** of 1742 Woodmere Drive, Jacksonville, FL 32210 as parties of the first part, and **RICHARD D. BARKER, JR. and JON MICHEAL BARKER**, as

Co-Trustees of THE RICHARD D. BARKER, JR. LIVING TRUST dated November 28, 2006, of 4452 McGirts Blvd, Jacksonville, FL 32210, as parties of the second part; whether one or more; the neuter gender shall be deemed to include the masculine and feminine and the singular number the plural, and vice versa;

WITNESSETH, That the said parties of the first part in consideration of Ten Dollars and other valuable consideration, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey unto said parties of the second part, and his/her heirs and assigns, a certain tract or parcel of land in the Nantahala Township, Macon County, North Carolina, being more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

Pursuant to N.C.G.S. 52-2 and 52-10, **Kiya George**, the spouse of **Mark R. George**, and **Erin George**, the spouse of **Robert B. George** execute this instrument for the sole purpose of expressly waiving, releasing and conveying any right, marital interest or claim which she/they may now or hereafter have in or to said real property or the value which this represents whether arising by statute, law or otherwise, specifically including, without limitation, those rights as spouse, surviving spouse, intestate succession, right to dissent from will, elective life estate, or equitable distribution as set forth in various statutes including N.C.G.S. 29-1 et seq., 30-1 et seq., 30-15 et seq. and 50-20.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging, or in anywise thereupon appertaining, unto the said parties of the second part, and his/her heirs, successors and assigns, to their only use and behoof, in fee simple forever, subject to those exceptions, reservations and limitations following the description hereinabove set forth.

And the said party of the first part covenants with said parties of the second part, his/her heirs, successors and assigns, that he/she is seized of said premises in fee, and has the right

to convey the same in fee simple; that the same are free and clear from all liens and encumbrances and that he/she will warrant and defend the said title to the same against the lawful claims of all persons whatsoever, subject to those exceptions, reservations and limitations following the description hereinabove set forth.

IN TESTIMONY WHEREOF, the said party of the first part has hereunto set his/her hand and seal, the day and year first above written.

MRG (SEAL)
Mark R. George

Kiya George (SEAL)
Kiya George

STATE OF Florida
COUNTY OF Pinellas

I, Thomas R. Kurtz, a Notary Public of the aforesaid County and State hereby certify that **Mark R. George and wife, Kiya George** personally appeared before me this day and acknowledged that he and she voluntarily signed the foregoing instrument for the purpose stated therein and in the capacity indicated.

WITNESS my hand and Notarial seal, this the 1st day of April, 2016.



Thomas R. Kurtz
State of Florida
My Commission Expires 06/29/2018
Commission No. FF 133663
Bonded through CNA Surety

Thomas R. Kurtz
Notary Public
My Commission Expires: 06/29/2018

Robert B. George (SEAL)
Robert B. George

Erin George (SEAL)
Erin George

STATE OF Florida
COUNTY OF Duval

I, Patricia C. Wilson, a Notary Public of the aforesaid County and State hereby certify that **Robert B. George and wife, Erin George** personally appeared before me this day and acknowledged that he and she voluntarily signed the foregoing instrument for the purpose stated therein and in the capacity indicated.

WITNESS my hand and Notarial seal, this the 6th day of April, 2016.

Patricia C. Wilson
Notary Public
My Commission Expires: 2-11-2018

(NOTARIAL SEAL)

PATRICIA C. WILSON
Notary Public, State of Florida
My Comm. Expires Feb. 11, 2018
Commission No. FF 92020

EXHIBIT "A"

Property Description For: GEORGE to THE RICHARD D. BARKER, JR. LIVING TRUST Property Conveyance

Being all the lands, easements, privileges and appurtenances as described in that deed dated February 21, 2005 from GERALD MAYS and wife, PATRICIA E. MAYS, to MARK R. GEORGE and ROBERT GEORGE, and recorded in Book X-28, Page 2448-2450, Macon County Land Registry and described as follows:

Being the same land conveyed unto Gerald Mays and wife, Patricia E. Mays from Summit View, Inc., a North Carolina Corporation by Warranty Deed dated October 22, 1991 and recorded on November 15, 1991 in Deed Book H-19, Pages 919-921, Macon County Register of Deeds Office, Franklin, North Carolina.

"Being Lot No. 15 of Summit View Estates, containing 0.91 acre(s), more or less, as shown on a plat of survey by Jeffery B. Weatherly, R. L. S., dated March 22, 1991, and recorded in Plat Card No. 954, Macon County Registry, reference to which is hereby made for further and more complete description.

Grantor further grants perpetual, non-exclusive rights of way and easements, 30 feet wide, over and along subdivision access roads, as said roads run along the boundary lines of the hereinabove described lots and extending through Summit View Estates, for purposes of ingress, egress and utility lines, located as shown on the recorded subdivision survey plats, reference to which is hereby made for greater certainty of location and description; to provide access to N.C. Secondary Road #1310.

Grantor, however hereby expressly reserves to itself, its successors and assigns, perpetual, non-exclusive rights of way and easements, 15 feet wide (measured from centerline), for purposes of ingress, egress and utilities, over and along the subdivision access roads, the centerline of which forms portions of the property line of the hereinabove described lot, located as shown on the above referenced survey plat, reference to which is hereby made for greater certainty of location and description.

Said easements shall be appurtenant to, and shall run with the land, and shall include the right to go upon said land with workmen to improve, repair and maintain said road and utilities, as may be necessary from time to time.

This conveyance is expressly made subject to those certain covenants, restrictions and conditions governing Summit View Estates, contained in a certain instrument recorded in Book E-19, Page 2180, Macon County Registry, reference to which is hereby made."