

BK: CRP F-38
PG: 1025-1027
RECORDED
10-13-2017
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BY TODD RABY
REGISTER



2017007001
MACON COUNTY, NC
TODD RABY
REGISTER OF DEEDS

NC FEE \$28.00
NO TAXABLE
CONSIDERATION

Revenue \$ -0-

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
ORVILLE D. COWARD, JR., 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.
COWARD, HICKS & SILER, P.A.
43 WEST MAIN STREET
FRANKLIN, NORTH CAROLINA 28734

MAPPING
JLR

PIN: 7449-18-3806; 7449-18-3830; 7449-18-3765;
7449-18-4700; 7449-18-4625 and 7449-18-4569
17F638T

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this the 2nd day of October, 2017, by and between **VANDRAKE INVESTMENTS, LLC**, a North Carolina limited liability company, Grantor; and **MWVD, LLC**, a North Carolina limited liability company of 2182 Georgia Road, Franklin, North Carolina 28734, 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.)

NO TITLE EXAMINATION WAS PERFORMED PRIOR TO THE PREPARATION OF THIS DEED.

WITNESSETH:

THAT the Grantor, in consideration of Ten Dollars and Other Valuable Consideration (\$10.00 OVC), the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, and convey unto the Grantee, in fee simple, all that certain lot or parcel of land situated in Highlands Township, Macon County, State of North Carolina, and being more particularly described as follows:

Being the same lands, easements, privileges and appurtenances described in and conveyed by the deed dated August 25, 2017 from Crawford Corum Crews, Successor Trustee and Wadsworth Bloxham Crews, Successor Trustee to VanDrake Investments, LLC, recorded in Book D-38 at Pages 750-753, Macon County Public Registry, and described in full therein as follows:

"BEING ALL of Lots 80, 81, 82, 83, 84, and 85, Phase III, Shelby Place, as shown on a plat recorded on Plat Card 448, Macon County Registry, to which reference is specifically made.

"ALSO BEING a portion of the same lands as described in that certain deed recorded in Book W-36, Page 1609 as corrected by Affidavit of Correction recorded in Book C-38, Page 1842, Macon County Registry, to which reference is specifically made.

"TOGETHER WITH a non-exclusive right-of-way over the existing access roads as shown on the above-referenced plat, together with continuation thereof, for purposes of ingress and egress between subject property and N.C. Highway 28.

"SUBJECT TO that certain Declaration of Restrictive Covenants for Shelby Place, recorded in Book O-14, Page 10, Macon County Registry, to which reference is specifically made, together with any and all recorded supplements and amendments thereto of public record, including but not limited to those certain amendments/extensions recorded in Book V-14, Page 69, Book L-31, Page 2552, Book H-34, Page 1727, Book Y-35, Page 300 and Book W-36, Page 2027, Macon County Registry, to which reference is specifically made.

"In accepting this conveyance, the Grantee herein acknowledges that membership in Shelby Place Association, Inc., is an appurtenance to the property hereinabove conveyed, that the benefits and burdens of such membership cannot be severed from the fee to which they are appurtenant, and that said benefits and burdens shall run perpetually with the land."

Subject to easements for existing roadways and utility lines and facilities, to restrictions of record, and to applicable land use laws and ordinances.

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, subject to the exceptions herein enumerated.

AND, subject to the exceptions herein enumerated, 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 the property is free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be properly executed and sealed.

**VANDRAKE INVESTMENTS, LLC, a
North Carolina limited liability company**

By: *[Signature]*
Benjamin E. Vanhook, Manager

NORTH CAROLINA
MACON COUNTY

I, *Karen Lang Peterson* a Notary Public, do hereby certify that
(type or print name of Notary)

Benjamin E. Vanhook, Manager of VANDRAKE INVESTMENTS, LLC, a North Carolina limited liability company, personally appeared before me this day, and acknowledged the due execution of the foregoing instrument as Manger on behalf of and as the act of the company referred to in this acknowledgment.

WITNESS my hand and official stamp or seal, this 13th day of October, 2014.



Karen Lang Peterson
Notary Public

My commission expires: 10-21-2019