

FILED Amy J. Shook
Register of Deeds, Watauga Co, NC
Fee Amt: \$26.00
NC Excise Tax: \$395.00

Bk 2035 Pg 771 (4)
Recorded: 07/02/2019 at 03:18:44 PM
Doc No: 680368 Kind: DEED



Excise Tax: \$395.00
Pin #:2931-99-9201-000

Recording Time, Book & Page
File Number: 12190184 (RB)

State of North Carolina

WARRANTY DEED

County of Watauga

This Deed, made this 24th day of June 2019, by and between

Zoe Ann Nelson Racey, unmarried
116 Salisbury Circle, Lynchburg, VA 24502
(hereinafter called "Grantor")

and

✓ **Mary M. Thomasch, unmarried**
1612 Wise Road
Point of Rocks, MD 21777
(hereinafter called "Grantee")

WITNESSETH

Return to Grantee

Prepared by: di Santi Watson Capua Wilson & Garrett, PLLC
P O Box 193, 642 West King Street
Boone, NC 28607

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Grantor(s) for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS to them paid by the said Grantee(s), the receipt of all of which is hereby acknowledged, have, subject to any exceptions, conditions, provisions, restrictions or reservations herein contained, bargained and sold, and by these presents do grant, bargain, sell and convey unto the said Grantees, their heirs, successors and assigns, in fee simple all that certain tract(s) or parcel(s) of land lying and being in **Stony Fork Township, Watauga County, North Carolina**, more particularly described as follows:

Being all of 2.220 acres as shown on plat thereof as recorded in Plat Book 27 at Page 89, Watauga County Registry.

Also conveyed herewith is a one-sixth (1/6) undivided interest in and to that certain well as set forth in deed recorded in Book of Records 176 at Page 124, Watauga County Registry.

Also conveyed herewith are those rights of ways and easements as set forth in deed recorded in deed recorded in Book of Records 176 at Page 124, Watauga County Registry.

This conveyance is subject to a non-exclusive right of way easement for the purpose of ingress, egress and regress across the existing gravel drive which runs from Briarpatch Lane, across the stream to Grantor's gravel drive. Grantee's, their heirs, successors and assigns or assigns, shall share in the reasonable and necessary upkeep and maintenance of said road.

This conveyance is further subject to a Conservation easement and easement of ingress and egress to the North Carolina wildlife resources commission recorded at Book of Records 598 at Page 548, Watauga County Registry.

The property hereinabove described was acquired by Grantor(s) by instrument recorded in Book of Records 968 at Page 289, Watauga County Public Registry.

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To have and to hold the said premises above described, with every privilege and appurtenance thereunto belonging to the said Grantees, their heirs, successors and assigns, in fee simple to their only use and behoof forever, subject always to any exceptions, conditions, provisions, restrictions or reservations herein contained.

The Grantor covenants with the Grantees, their heirs, successors and assigns: that they are the owners of and are seized of the premises in fee simple; that they have a good right to convey the same in fee simple; that title is marketable and free and clear of all liens and encumbrances, except as herein set forth; and, that they will forever warrant and defend the title thereto against the claims of all persons whomsoever, other than the following exceptions:

1. Watauga County Ad Valorem Property Taxes;
2. Right of Way for NCSR 1353, Hardin Road in Book 87 at Page 445;
3. Utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property;

Pursuant to N.C.G.S.105-317.2, Grantor represent that the property conveyed herein IS NOT their primary residence.

IN TESTIMONY WHEREOF, the said Grantor has 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.

 (SEAL)
Zoe Ann Nelson Racey

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STATE OF NcCOUNTY OF Watauga

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Zoe Ann Nelson Racey.

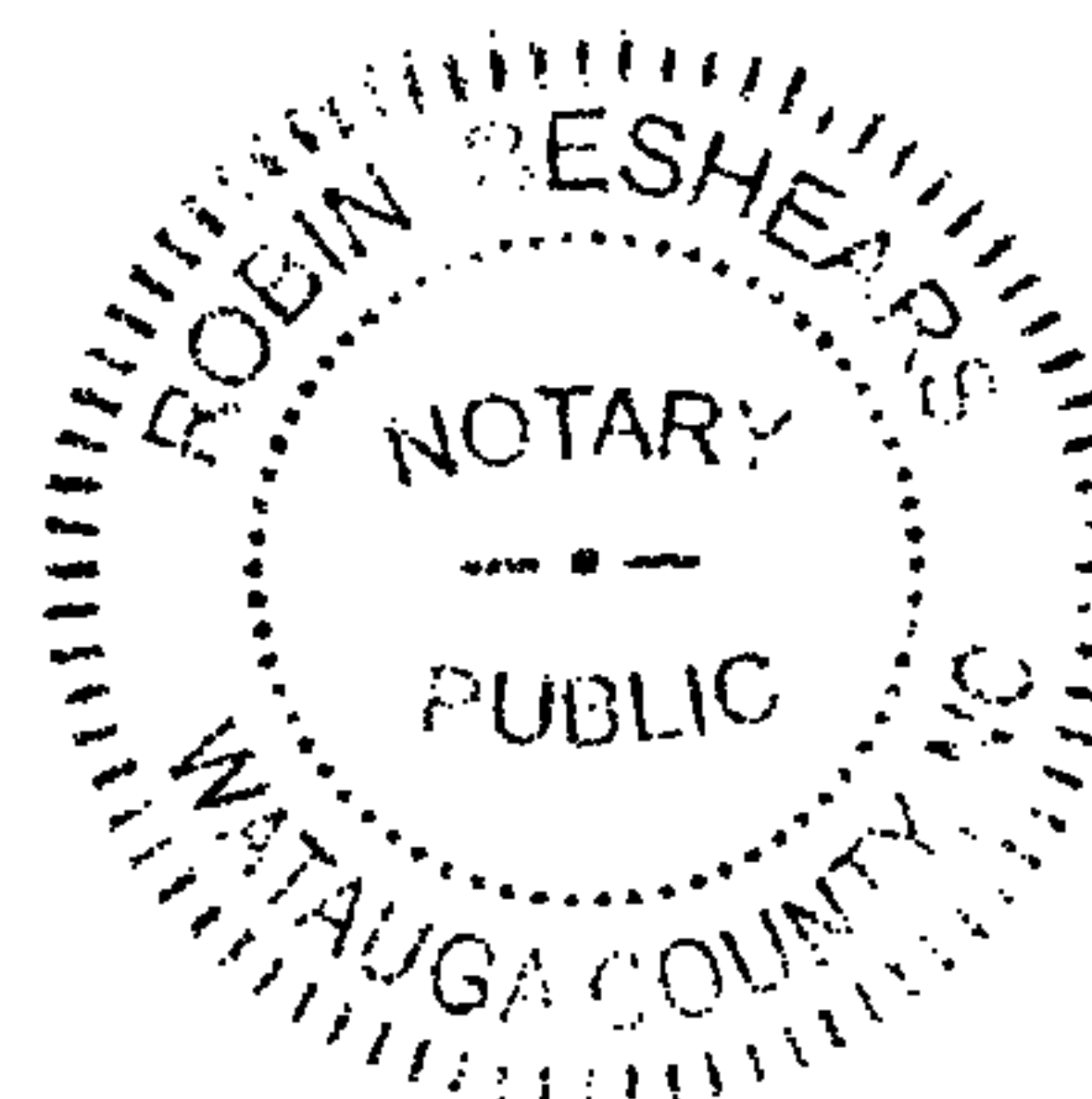
Witness my hand and official seal this 27 of June 2019.

Robin Beshears
Notary Public

My commission expires:

11.19.22

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