

BK: CRP I-42
PG: 2405-2406
RECORDED:
02-02-2023
11:07:16 AM
BY: TODD RABY
REGISTER



2023000637
MACON COUNTY, NC
TODD RABY
REGISTER OF DEEDS

NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$90.00

GENERAL WARRANTY DEED

DEED STAMPS: \$90.00
PIN #6518841148

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 Macon

MAPPING
MR

This Indenture, made the 23rd day of January, 2023 by and between:

THE KING FAMILY PROPERTY – MACON 29.66, LLC,
a Florida Limited Liability Company
6260 Cherokee Way
Suwanee, GA 30024



hereinafter called Grantors, and

JOSHUA JACK POSTELL and wife, BROOKE LEE POSTELL
P. O. Box 2573
Andrews, NC 28901

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 Macon County, North Carolina to-wit:

Being a portion of the lands, easements, privileges, and appurtenances as described in and conveyed by the deed dated December 31, 2012, from Frances G. King and William R. King, Jr., Co-Trustees of the Frances G. King Living Trust u/t/a dated May 21, 1992, revised May 13, 2005; and William R. King and William R. King, Jr., Co-Trustees of the William R. King Living Trust u/t/a dated May 21, 1992, revised May 13, 2005, to The King Family Property Macon 29.66, LLC, a Florida Limited Liability Company, recorded in the Office of the Register of Deeds for Macon County, North Carolina, in Book K-35, Pages 1074-1076, and being more particularly described as follows:

BEING all that certain 14.95 acres, more or less, designated as Tract 1 as shown on the plat titled "The King Family Property", as surveyed by Turlington 4-State Land Surveying, P.A., Larry T. Turlington, RLS, L-2451, dated December 6, 2022, recorded in the Office of the Register of Deeds for Macon County, North Carolina, on Plat Card #12339, to which reference is hereby made for a

more complete description of the lands, easements, privileges, and appurtenances herein conveyed.

CONVEYED SUBJECT TO the right of way of Winding Stairs Road.

CONVEYED SUBJECT TO that distribution line right of way as reserved by Duke Energy Corporation in that deed recorded in Book V-24, Page 1332, in the Office of the Register of Deeds for Macon County, North Carolina.

CONVEYED SUBJECT TO that distribution line right of way as reserved in that deed recorded in Book V-24, Page 1332, in the Office of the Register of Deeds for Macon County, North Carolina.

This conveyance is made subject to easements for existing roadways, utility lines and facilities, to restrictions of record and as shown on the above referenced plat, and to applicable land use laws and ordinances.

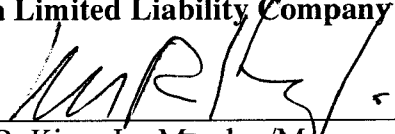
FOR SOURCE OF TITLE reference Book CRP K-35, Page 1074-1076, Macon County, NC Registry.

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.

THE KING FAMILY PROPERTY – MACON 29.66, LLC,
a Florida Limited Liability Company

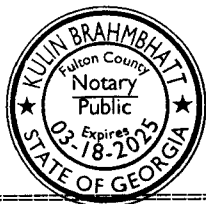
 (SEAL)
William R. King, Jr., ~~Member/Manager~~

State of Georgia, County of Forsyth

I, Kulin Brahmblatt, a Notary Public of the County and State aforesaid, certify that **William R. King, Jr.**, either being personally known to me or proven by satisfactory evidence (said evidence being CD Driver License), personally appeared before me this day and acknowledged that he is **Member/Manager** of THE KING FAMILY PROPERTY – MACON 29.66, LLC, a Florida Limited Liability Company, and that he, as Member/Manager, being authorized to do so, voluntarily executed the foregoing on behalf of the company for the purposes stated herein.

Witness my hand and Notarial Seal, this 27th day of January, 2023.

My Commission Expires: 03-18-2025



Kulin Brahmblatt
Signature of Notary Public

Kulin Brahmblatt
Printed or Typed Name of Notary Public

Charles W. McHan, Jr.
Attorney at Law

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Murphy, North Carolina 28906
PHONE: (828) 837-6393