

**BK 464 PG 846 - 848**

Assessor MB  
Collector MB  
Land Use MB

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 120.00

Parcel Identifier No: P33-22

---

**Prepared by: WASHBURN LAW, PLLC, 136 Pacolet Street, Tryon, NC 28782, NC law firm #46797.**

Pursuant to NCGS #161-31, delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

NOTE: Preparation of this deed and other clerical closing documents in a typical transaction does not imply a certification of title; or that any legal advice has been rendered regarding contractual terms of this transaction, estate tax, income tax, zoning, or other supplemental legal matters; unless an opinion has been provided by attorney in writing.

**RETURNED TO: WASHBURN LAW, PLLC, 136 Pacolet Street, Tryon, NC 28782**

Brief description: Lot 6 Miller Mountain Rd

This Deed, made this 21st day of October, 2021 by and between

---

**GRANTOR: DURDANE MOTLAGH, as surviving joint tenant  
by the entirety**

ADDRESS: 1159 Mohawk Street, Savannah, GA 31419

**GRANTEE: TOM HALL and wife, MARY HALL**

ADDRESS: 6 Miller Mountain Road, Saluda, NC 28773

(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 a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Polk County, North Carolina and more particularly described as follows:

**See Attached Exhibit "A"**

**SOMETIMES KNOWN AS: 6 Miller Mountain Road, Saluda, NC 28773**

BEING THE SAME PROPERTY CONVEYED by Deed recorded in Book 203, Page 593, in the Register of Deeds for Polk County, North Carolina.

submitted electronically by "washburn Law, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Polk County Register of Deeds.

Pursuant to the reporting requirements of N.C.G.S. § 105-317.2 this    IS X IS NOT a conveyance of the Grantor's primary residence.

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.

And 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 title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: **Subject to utility easements and rights-of-way of record. Subject to property taxes for the current and subsequent years. Subject to Restrictions of record.**

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Durdane Motlagh (SEAL)  
Durdane Motlagh

State of Georgia - County of Chatham

I, the undersigned Notary Public of the County and State aforesaid, certify that Durdane Motlagh personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 28<sup>th</sup> day of October, 2021.  
(Affix Seal)



Kaitlin Hotard  
Printed Name Kaitlin Hotard, Notary  
My Commission Expires: July 19, 2025

Exhibit "A"

All that certain lot or parcel of land, situate, lying and being in Tryon Township, Polk County, North Carolina, shown and designated as Lot Six (6) on a plat of Miller Mountain Subdivision, Section Two (2), Prepared by Waggoner & Rhodes, Surveyors, dated November 3, 1986 and recorded March 28, 1989, which plat is duly recorded in Card File A, Page 141 in the Office of the Register of Deeds for Polk County, North Carolina; reference being made to said recorded plat for a full and complete metes and bounds description of said Lot, pursuant to North Carolina General Statutes, Section 47-30(g).

TOGETHER with an easement for purposes of ingress and egress to and from the subject property across all the subdivision roads serving Miller Mountain Subdivision as shown upon the official Subdivision Plats.

The above described property is conveyed subject to a Declaration of Covenants and Restrictions which is recorded in Book 201 at Page 2036 of the Polk County Registry, the same being incorporated herein by reference as if fully set forth.