



Doc ID: 004744280009 Type: CRP
Recorded: 05/15/2019 at 09:54:29 AM
Fee Amt: \$415.00 Page 1 of 9
Revenue Tax: \$389.00
Polk, NC
Sheila Whitmire Register of Deeds
BK **440** PG **1135-1143**

Excise Tax \$389.00 Recording Time, Book and Page
Tax Parcel Identification No.: P4-25
Verified by Polk County:

Mail after recording to See Below
This instrument was prepared by Feagan Law Firm, PLLC, P.O. Box 309, Columbus, North Carolina 28722
Brief description for the Index

1.7 acres, Saluda Township

NORTH CAROLINA GENERAL WARRANTY DEED

Assessor *LM*
Collector *LM*
Land Use *LM*

THIS DEED made this 7th day of May, 2019, by and between

GRANTOR

**MONICA L. FRANKLIN and husband, ROBERT ALLEN FRANKLIN, and
TINA BRADLEY VARNADORE and husband, TERRY LEE VARNADORE, and
CYNTHIA JOY HAYES, unmarried, and
GERALD TESKY BRADLEY and wife, PATSY BRADLEY, and
PERCY EDWARD BRADLEY and wife KIMBERLY JEANENE BRADLEY, and
TERI BOWMAN, unmarried
a one-seventh (1/7th) interest each, and
ROBERT CALVIN BURNS and wife, PEGGY J. DECKER, a one-twenty-first (1/21st) interest, and
SONYA BURNS LEWIS and husband, TROY A. LEWIS, a one-twenty-first (1/21st) interest, and
DANIEL IVAN BURNS and wife, JILL STRICKLAND BURNS, a one-twenty-first (1/21st) interest
All as Tenants in Common**

GRANTEE

GARY C. MILLER and wife, EMILY VAN MILLER

Mailing Address: 304 Old Macedonia 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 the City of Saluda, Saluda Township, Polk County, North Carolina and more particularly described as follows:

**BEING THE IDENTICAL PROPERTY DESCRIBED IN THE ATTACHED EXHIBIT "A" WHICH IS
INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH**

**THE ABOVE DESCRIBED PROPERTY IS NOT GRANTOR'S PRIMARY RESIDENCE FOR THE
PURPOSES OF N.C.G.S. 105-317.2(2)**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 422, Page 2355, Polk County Registry.

A map showing the above-described property is recorded in Map Slide A-26 at Page 99.

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

- a. Subject to all rights of way for public utilities;
- b. Subject to all rights of way for public or private streets, roadways, and/or easements;
- c. Subject to applicable zoning ordinances, if any;

SEE ATTACHED SIGNATURE PAGES

IN WITNESS WHEREOF, the 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.

Monica L. Franklin (SEAL)
MONICA L. FRANKLIN

Robert Allen Franklin (SEAL)
ROBERT ALLEN FRANKLIN

SEAL-STAMP State of Florida, County of Polk

I, a Notary Public of the County and State aforesaid, certify that **MONICA L. FRANKLIN and husband, ROBERT ALLEN FRANKLIN**, Grantor(s), personally appeared before me this day and acknowledged the execution of the foregoing instrument.

TAMARA L. CLEVELAND
Notary Public, State of Florida
My Comm. Expires July 20, 2020
Commission No. GG 13616

Witness my hand and official stamp or seal, this 8th day of May, 2019.

My commission expires: 7-20-2020 Tamara L. Cleveland
Notary Public

IN WITNESS WHEREOF, the 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.

Tina Bradley Varnadore (SEAL)
TINA BRADLEY VARNADORE

Terry Lee Varnadore (SEAL)
TERRY LEE VARNADORE

Cynthia Joy Hayes (SEAL)
CYNTHIA JOY HAYES

Gerald Tesky Bradley (SEAL)
GERALD TESKY BRADLEY

Patsy Bradley (SEAL)
PATSY BRADLEY

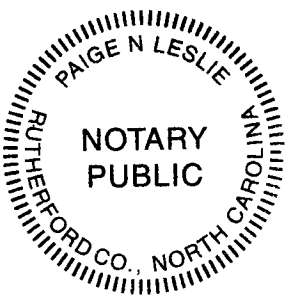
Percy Edward Bradley (SEAL)
PERCY EDWARD BRADLEY

Kimberly Jeanene Bradley (SEAL)
KIMBERLY JEANENE BRADLEY

Teri Bowman (SEAL)
TERI BOWMAN

SEAL-STAMP

State of North Carolina, County of Polk



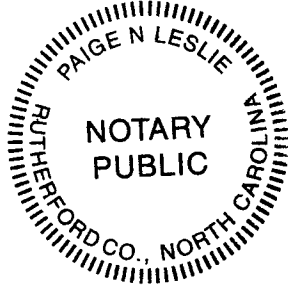
I, a Notary Public of the County and State aforesaid, certify that **TINA BRADLEY VARNADORE and husband, TERRY LEE VARNADORE**, Grantor(s), personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 10 day of May, 2019.

My commission expires: March 8, 2020 Paige N Leslie
Notary Public

SEAL-STAMP

State of North Carolina, County of Polk



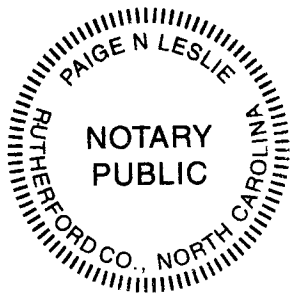
I, a Notary Public of the County and State aforesaid, certify that **CYNTHIA JOY HAYES, unmarried**, Grantor(s), personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 10 day of May, 2019.

My commission expires: March 8, 2020 Paige N Leslie
Notary Public

SEAL-STAMP

State of North Carolina, County of Polk



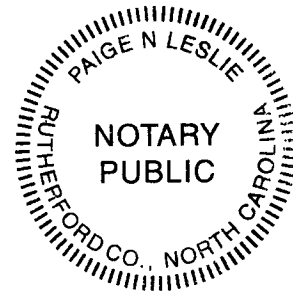
I, a Notary Public of the County and State aforesaid, certify that **GERALD TESKY BRADLEY and wife, PATSY BRADLEY**, Grantor(s), personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 13 day of May, 2019.

My commission expires: March 8, 2020 Paige N Leslie
Notary Public

SEAL-STAMP

State of North Carolina, County of Polk



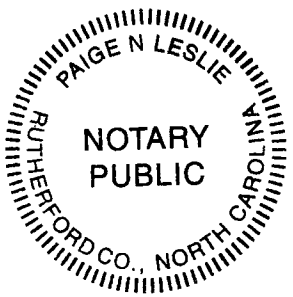
I, a Notary Public of the County and State aforesaid, certify that **PERCY EDWARD BRADLEY and wife, KIMBERLY JEANENE BRADLEY**, Grantor(s), personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 8 day of May, 2019.

My commission expires: March 8, 2020 Paige N Leslie
Notary Public

SEAL-STAMP

State of North Carolina, County of Polk




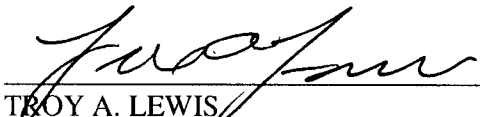
I, a Notary Public of the County and State aforesaid, certify that **TERI BOWMAN, unmarried**, Grantor(s), personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 10 day of May, 2019.

My commission expires: March 8, 2020 Paige N Leslie
Notary Public

IN WITNESS WHEREOF, the 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.

 (SEAL)
SONYA BURNS LEWIS

 (SEAL)
TROY A. LEWIS

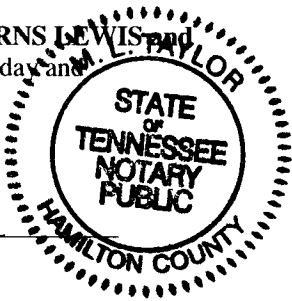
SEAL-STAMP State of Tennessee, County of Hamilton

I, a Notary Public of the County and State aforesaid, certify that **SONYA BURNS LEWIS and husband, TROY A. LEWIS**, Grantor(s), personally appeared before me this day and acknowledged the execution of the foregoing instrument.


Witness my hand and official stamp or seal, this 13 day of May, 2019.

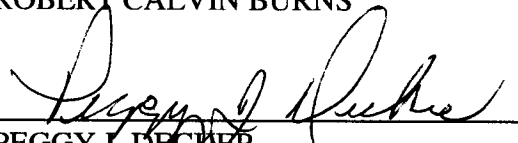
My commission expires: 6.26.21


Notary Public



IN WITNESS WHEREOF, the 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.

 (SEAL)
ROBERT CALVIN BURNS

 (SEAL)
PEGGY J. DECKER


SEAL-STAMP



State of Tennessee, County of McMinn

I, a Notary Public of the County and State aforesaid, certify that **ROBERT CALVIN BURNS and wife, PEGGY J. DECKER**, Grantor(s), personally appeared before me this day and acknowledged the execution of the foregoing instrument.

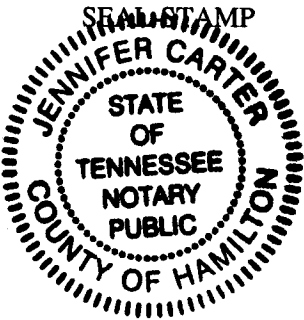
Witness my hand and official stamp or seal, this 7 day of May, 2019.

My commission expires: 4/23/22  Notary Public

IN WITNESS WHEREOF, the 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.

Daniel Ivan Burns (SEAL)
DANIEL IVAN BURNS

Jill Strickland Burns (SEAL)
JILL STRICKLAND BURNS



State of Tennessee, County of Hamilton

I, a Notary Public of the County and State aforesaid, certify that **DANIEL IVAN BURNS and wife, JILL STRICKLAND BURNS**, Grantor(s), personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 7th day of May, 2019.

My commission expires: 9-25-21 *Jennifer Carter*
Notary Public

EXHIBIT A

BEGINNING at an iron pin set at the southwesternmost corner of former Lot 39, as said lot is referred to as Tract II of that certain deed to Mack Bradley and wife, Elizabeth Bradley from Fred M. Bishop and wife Lillie Mae L. Bishop dated July 7, 1967 and recorded in Book 141, Page 187, Polk County Registry, said beginning iron pin also being located in the eastern margin of Gavin Drive, at or near its intersection with Old Macedonia Road and Salisbury Drive; and running thence from said beginning point, more or less with the northern margin of Old Macedonia Road and with the southernmost margin of said former Lot 39, South 65 degrees 27 minutes 12 seconds East 150.72 feet to a point in or near the northern margin of Old Macedonia Road; thence continuing more or less with the center of Old Macedonia Road and with the southernmost line of Tract I in the above-referenced Deed Book 141, Page 187, Polk County Registry, South 78 degrees 34 minutes 13 seconds East 120.37 feet to a locust post at or near the northernmost margin of Old Macedonia Road; thence with the easternmost boundary line of the aforesaid former Tract I, North 18 degrees 39 minutes 18 seconds East (crossing a locust post at 16.93 feet) 276 feet total to a locust post in the northernmost line of said former Tract I and being the beginning point for said Tract I in the aforesaid deed thence with the northernmost line of former Tract I north 71 degrees 49 minutes 51 seconds West 88.75 feet to an iron pin set at the northeast corner of former Lot 34 as identified in the above referenced Tract II; and thence with the northernmost line of said Lot 34 North 61 degrees 48 minutes 22 seconds West 151 feet to an iron pin set at the northwesternmost corner of said Lot 34 in the eastern margin of Gavin Drive; thence with the eastern most margin of Gavin Drive South 24 degrees 40 minutes 58 seconds West 301.61 feet to the point and place of **BEGINNING**, containing 1.7 acres total as shown and delineated upon that certain plat entitled "Map of Survey; Mack Bradley," prepared by Laughter, Venecia and Associates, P.A., Hendersonville, North Carolina dated January 1984. Reference being had to said plat in aid of this description.

The above described property being intended to include all of Tract I and Tract II (consisting of Lots 34 through 39) as described in that certain deed recorded in Book 141, Page 187, Polk County Registry.

TMS#: P4-25