

Doc ID: 004731630003 Type: CRP
 Recorded: 01/24/2019 at 11:17:54 AM
 Fee Amt: \$26.00 Page 1 of 3
 Revenue Tax: \$0.00
 Polk, NC
 Sheila Whitmire Register of Deeds
 BK **438** PG **728-730**

Excise Tax: \$0

Recording Time, Book and Page

Assessor *NGT*
 Collector *NGT*
 Land Use *NGT*

Tax Lot No. Parcel Identifier No. P47-6
 Verified by..... County on the..... day of, 20

✉ Mail after recording to: JEFFREY M. COOPER, SENTRY LAW, P.C., PO Box 369, ARDEN, NC 28704

This instrument prepared by: JEFFREY M. COOPER, SENTRY LAW, P.C.

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 21 day of January 2019 by and between

GRANTOR	GRANTEE
JOHN T. MILAZZO AND KAREN A. MILAZZO, HUSBAND AND WIFE Residing at: 1489 LYNN ROAD, COLUMBUS NC 28722	JOHN T. MILAZZO and KAREN A. MILAZZO, Trustees, or their successors in trust, under the MILAZZO IRREVOCABLE TRUST, dated November 2, 2018 Residing at: 1489 LYNN ROAD, COLUMBUS NC 28722

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 ten dollars (\$10.00) and other 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 Exhibit A

This deed was executed after the MILAZZO IRREVOCABLE TRUST was executed on November 2, 2018.

NO TITLE OPINION RENDERED.

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 the 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:

Easements and Restrictions of record

IN WITNESS WHEREOF, the Grantors have hereunto set their 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.

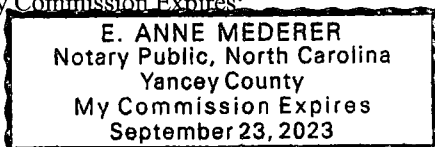
John T. Milazzo (SEAL)
JOHN T. MILAZZO

Karen A. Milazzo (SEAL)
KAREN A. MILAZZO

**STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE**

I, a Notary Public of the County and State aforesaid, certify JOHN T. MILAZZO AND KAREN A. MILAZZO, HUSBAND AND WIFE, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 21 day of January, 2019.

My Commission Expires:



(SEAL)

Notary Public

E. Anne Mederer
Signature

Exhibit A

BEING all of that certain tract or parcel of land containing 3.63 acres, more or less, as shown and delineated upon a plat entitled "John Thomas & Karen Anne Milazzo, Columbus Twp., Polk Co., No. Car.", dated April 25, 2011, prepared by Butler Associates, Reg. Land Surveyor (L-3033), which plat is duly recorded in Card File E at Page 2527 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 tract, pursuant to North Carolina General Statutes, Section 47-30(g).

The above described property is conveyed **TOGETHER WITH** and **SUBJECT TO** that certain perpetual sixteen (16') foot wide right of way and easement, as described in those deeds recorded in Book 264 at Page 686, and Book 121 at Page 131, Polk County Registry; and that certain perpetual sixteen (16') foot wide right of way and easement, as described in those deeds recorded in Book 264 at Page 686, and Book 121 at Page 133, the same which is incorporated herein by reference as if fully set forth.

The above described property is identical to that conveyed to Ronald J. Jantzen and Eleanore C. Jantzen, as Trustees of the Ronald and Eleanore Jantzen Trust dated June 5, 2000, by that certain deed from Ronald Jantzen and wife, Eleanore Jantzen, dated June 2000, and recorded on July 3, 2000, in Book 264 at Page 306, Polk County Registry. The said Ronald J. Jantzen died, a resident of Polk County, on February 18, 2008, and by the terms of the Ronald and Eleanore Jantzen Trust dated June 5, 2000, Eleanore C. Vollman, formerly known as Eleanore C. Jantzen, signs this deed in her capacity as Sole Trustee of the Ronald and Eleanore Jantzen Trust dated June 5, 2000, as amended.

This conveyance includes the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 387 Page 863-865 at the Polk County Register of Deeds.