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Total Pages: 4

2021002822  
**YANCEY COUNTY, NC**  
SUSAN JOBE  
REGISTER OF DEEDS

NC FEE \$26.00  
STATE OF NC  
REAL ESTATE  
EXTX \$450.00  
TOTAL \$476.00

### **NO TITLE EXAMINATION BY DRAFTSMAN**

PREPARED BY: Dale W. Hensley, a licensed North Carolina Attorney, P.O. Box 1570, Burnsville, NC 28714  
*Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. G.S. 161-31*

All or a portion of the property herein conveyed does include the primary residence of a Grantor.

Parcel ID 080400005762000

Revenue Stamps: \$450.00

Index: 1.356 acres, m/l, Ramseytown Township

**NORTH CAROLINA**

**YANCEY COUNTY**

**GENERAL WARRANTY DEED**

THIS DEED made this the 19 day of August, 2021, by and between **LINDA MONTFORT, Single** (c/o Rebecca White 10243 Kit Carson Place, Santee, CA 92071), Grantors to **KERRY THOMAS** (11840 US 19W Burnsville, NC 28714 ), Grantee;

#### **WITNESSETH:**

That the said Grantor, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration given by Grantee, the receipt of which is hereby acknowledged, has and by these presents does convey to the said Grantee, that certain tract or parcel of land situate in Ramseytown Township, Yancey County, North Carolina, and more particularly described as follows:

**See Exhibit A attached hereto and incorporated herein by referenced.**

Submitted electronically by "Clement Law Firm, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Yancey County Register of Deeds.

**DALE W. HENSLEY, ATTORNEY AT LAW, PO BOX 1570, BURNSVILLE, NC 28714**

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging to the said Grantee, in fee simple forever.

And the said Grantor covenants with said Grantee that he is seized of said premises in fee simple and has the right to convey in fee simple; that the same is free and clear from all encumbrances, and that he does hereby warrant and will forever defend the title to the same against the claims of all persons whomsoever.

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.

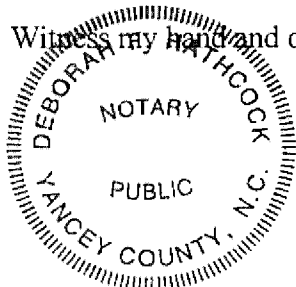
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

Linda Montfort  
Linda Montfort

STATE OF NORTH CAROLINA  
COUNTY OF YANCEY

I, Deborah F. Hathcock, a Notary Public in and for the above County and State, do hereby certify LINDA MONTFORT who is known to me or proved to me on the basis of satisfactory evidence to be the person(s) described, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing instrument for the purpose stated therein.

Witness my hand and official stamp or seal, this the 19 day of August, 2021.



Deborah F. Hathcock  
Notary Public

My commission expires: 2.18.2023

**EXHIBIT A**

**BEING** that certain tract or parcel of land lying in Ramseytown Township, Yancey County, North Carolina and more particularly described as follows:

**BEGINNING** on an existing iron pin at the base of a utility pole, the same being a common corner with a 0.414 acre parcel or tract of land retained by Cyrus P. Jordan, and a common corner with lands of Raymond L. Reynolds as described at Deed Book 330, Page 665, and running thence with the line of the 0.414 acre parcel retained by Jordan N 64° 29' 59" W 57.12 feet to a point in the centerline of an existing private roadway leading to and from the property developed by Jordan and the public road; thence crossing said private roadway N 61° 41' 23" W 110.49 feet to an existing iron pin near the Southeast corner of the one-story frame house situate upon the 0.414 acre parcel retained by Jordan; thence N 12° 31' 10" W 27.16 feet to an existing iron pin; thence crossing the end of the driveway providing access to and from said 0.414 acre parcel N 72° 36' 35" W 26.02 feet to an existing iron pin on the North side of said driveway; thence running parallel with the Northern margin of said driveway S 64° 01' 21" W 48.16 feet to an iron pin set in the margin of a 0.271 acre parcel described at Yancey County Deed Book 440, Page 482; thence with the line of said 0.271 acre parcel N 39° 26' 12" W 47.35 feet to an existing iron pin; thence S 52° 56' 12" W 66.54 feet to an existing iron pin; thence crossing the concrete driveway leading to and from the parcel herein conveyed and U.S. Highway 19W, and then on across U.S. Highway 19W, N 88° 15' 04" W 57.81 feet to an existing nail driven in the West margin of the U.S. Highway 19W, the same being the Eastern line of lands now or formerly owned by Arthur Wilson as described at Deed Book 125, Page 438; thence with the Wilson line and the margin of the highway on a curve to the right with a radius of 228.40 feet a chord bearing and distance of N 38° 15' 08" E 123.59 feet to an existing nail, the same being in the line of lands of Michael and Tamara Volpe as described at Deed Book 328, Page 655; thence with the Volpe line S 38° 41' 23" E 9.01 feet to a point in the centerline of U.S. Highway 19W; thence running with the centerline of U.S. Highway 19W N 54° 05' 00" E 57.65 feet to a point; thence continuing with the centerline of the highway on a curve to the right with a radius of 156.92 feet a chord bearing and distance of N 89° 23' 44" E 179.92 feet to a point located N 46° 22' 52" E 46.09 feet from the Northeastern corner of the one-story brick dwelling house situate upon the property herein conveyed; thence continuing with the centerline of the highway S 55° 39' 58" E 219.66 feet to a point; thence continuing with the centerline of the road on a curve to the right with a radius of 1,117.59 feet a chord bearing and distance of S 55° 44' 12" E 2.76 feet to an existing nail driven in the center of the highway; thence leaving the centerline of the highway and running with the line of lands of Kenneth Lankford and wife, Cynthia B. Lankford as described at Deed Book 380, Page 295 S 51° 03' 10" W 136.77 feet to a point in the centerline of the private roadway hereinabove referenced; thence crossing said private roadway S 51° 03' 10" W 16.14 feet to an existing iron pin, a common corner with Lankford and Reynolds; thence with the line of Raymond L. Reynolds as hereinabove referenced N 52° 38' 48" W 12.22 feet to the point of BEGINNING containing 1.356 acres, according to a map and plat of a survey by Jim Hughes and Associates, P.A., bearing the Job File No. 98027-8356, with the initial date of 03/08/1999, revised 01/11/2002, 12/16/2002, 08/15/2003, and 09/21/2004, with the herein conveyed parcel being shown on the revision dated 09/21/2004.

**THIS CONVEYANCE** is made subject to the easement and right of way in favor of French Broad

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Electrical Membership Cooperative and for the other utilities as the same traverse the premises.

**THIS CONVEYANCE** is made subject to the rights of the GRANTORS, their heirs, successors and assigns for a perpetual and non-exclusive easement and right to travel over and upon the existing private roadway leading over and across a portion of the Southernmost corner of the subject property, together with the rights of ingress, egress and regress for purposes of maintenance, inspection, improvement, and repair of said roadway, the same providing access to and from property developed by Jordan and U.S. Highway 19W.

**ALSO CONVEYED HERewith** unto the GRANTEES, their heirs and assigns, is a perpetual and non-exclusive easement and right to travel over and upon that portion of the existing concrete drive leading to and from the property herein conveyed and U.S. Highway 19W which extends onto other lands of the GRANTORS just at its intersection with the said U.S. Highway 19W, together with the rights of ingress, egress, and regress for purposes of maintenance, inspection, improvement, and repair of said concrete driveway.

TITLE REFERENCE: Deed Book 687, Page 460, Yancey County Registry.

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