

BK: CRP W-39
PG: 1755-1761
RECORDED:
05-04-2020
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BY: TODD RABY
REGISTER



2020002808
MACON COUNTY, NC
TODD RABY
REGISTER OF DEEDS

NC FEE \$26.00
NO TAXABLE
CONSIDERATION

WARRANTY DEED

Parcel Identification Number: 6583-89-2523

This property was not the primary residence of the Grantor.

Revenue Stamps \$ 0.00

This instrument prepared by and return to:
Law Offices of Kenneth W. Fromknecht, II
29 Iotla Street
Franklin, NC 28734

MAPPING
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STATE OF NORTH CAROLINA
COUNTY OF MACON

THIS DEED made this 30th day April 2020, by and between
ELSIE A. WINCHESTER, SHERI WINCHESTER-LUCAS & JOY
WINCHESTER ANDERSON as SUCCESSOR SPECIAL TRUSTEES of THE
VIOLET KLATT REVOCABLE TRUST UNDER AGREEMENT DATED
MAY 18, 1990, AS AMENDED, whose address is 9290 Nickels Blvd., Boynton
Beach, FL 33436, GRANTOR, and ERNEST A. KLATT, TRUSTEE of THE
ERNEST A. KLATT, SR. LIVING TRUST dated FEBRUARY 23, 2012, whose
address is 130 East Main Street, Franklin, NC 28734, GRANTEE. 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 or near the Town of Franklin, Franklin Township,
Macon County, North Carolina, and more particularly described as follows:

Being all of the lands, tenements, easements and appurtenances conveyed by that
Deed dated April 8, 1999, from Violet M. Klatt to Violet Klatt, as sole Special
Trustee of The Violet Klatt Revocable Trust Agreement dated May 18, 1990,
recorded at Book J-23, Page 21, Macon County Registry, and being more

particularly described therein as follows:

“The following properties located in Macon County, North Carolina, which are a portion of the properties conveyed in that certain deed filed in Book LL-19, at pages 748-769, of the Public Records of Macon County, North Carolina.

“Parcel No. I

“BEGINNING at a point in the center line of U.S. Highway #23-441 at the point of intersection thereof with the center line of Wide Horizon Drive, runs thence with the center line of Wide Horizon Drive, the following four courses and distances: South 84° 39' East 395.4 feet; North 66° 51' East 427.2 feet; North 84° 11' East 310.9 feet, and South 44° 57' East 389.3 feet to an iron pipe on the West margin of said road and in the North line of the Wilson P. Smart Re-subdivision, as shown by plat thereof recorded in Plat Book No. 1 at Page 183, Records of Macon County, North Carolina; runs thence with the North line of said subdivision, North 84 degrees 49 minutes West 225.8 feet to an iron bar, the Northwest corner thereof; thence with a line of said subdivision, South 3 degrees 40 minutes West 1147.2 feet to a stake and iron pipe set at a fence intersection replacing a white oak old corner; thence still with the line of said subdivision North 81 degrees 00 minutes West 811.5 feet to an iron pipe; thence North 5 degrees 23 minutes East 66.5 feet to a 10-inch double black oak and iron pipe; thence North 86 degrees 37 minutes West 518.2 feet to an iron pipe; thence continuing North 86 degrees 37 minutes West 53 feet to a point in the center line of U.S. Highway #23-441; thence with the center line of the same the following three courses and distances; North 21 degrees 15 minutes East 311.0 feet; North 17 degrees 51 minutes East 306.4 feet and North 8 degrees 25 minutes East 460.5 feet to the point of BEGINNING, containing 37.79 acres, be the same more or less, and being a portion of the land described in the deed from R. L. Allman and wife, Essie Allman to Macon County, dated November 14, 1932, and recorded in Deed Book T-4, page 500, Records of Macon County, North Carolina, being the same property as conveyed from Macon County to Ernest Klatt, by deed dated October 10, 1968, recorded in Deed Book A-8, Page 401, records of the Register of Deeds for Macon County, North Carolina.

“Parcel No. II

“BEGINNING at a point in the center line of U.S. Highway #23-441, the same being the Southwest corner of the tract of land this day conveyed by Macon County to Ernest Klatt; runs thence with the South line of the same South 86 degrees 37 minutes East 53 feet to an iron pipe; thence continuing South 86 degrees 37 minutes East 518.2 feet to a 10 inch double black oak and iron pipe; thence South 5 degrees 23 minutes West 66.5 feet to an iron pipe; thence North 86 degrees 37 minutes West 590 feet to a point in the center line of U.S. Highway #23-441; thence with the center line of said highway in a Northerly direction to the point of BEGINNING, containing 1.0 acres, be the same more or less. Being

the same property as conveyed from Macon County to Ernest Klatt, by deed dated October 10, 1968, recorded in Deed Book A-8, Page 402, records of the Register of Deeds for Macon County, North Carolina.

“The above properties are subject to the right of way of N. C. public road known as Wide Horizon Drive, and also to the right of way of U.S. Highway #23-441, together with easements for existing utilities.”

LESS & EXCEPT:

All of the property taken under the power of eminent domain by the State of North Carolina Department of Transportation pursuant to the Memorandum of Action recorded at Book N-19, Page 1020, Macon County Registry; and

All of the property taken under the power of eminent domain by the State of North Carolina Department of Transportation pursuant to the Memorandum of Action recorded at Book T-38, Page 2420, Macon County Registry; and

The property is also described as Tract C, 30.61 acres, including overlap, as depicted on the unrecorded plat from a survey by G.L. Sprinkle, Professional Land Surveyor, under drawing no. 6448, dated September 3, 2019, revised September 14, 2019 & November 6, 2019, which plat is incorporated herein by reference.

This conveyance is subject to all easements and restrictions of record.

Successor Special Trustees certify as follows:

1. The Trust was executed on May 18, 1990 was validly created, is still in existence, and has not been revoked, modified, or amended in any manner which would cause the representation contained herein to be incorrect;
2. The Settlor of the Trust was Violet Klatt;
3. The identity and address of the currently acting Successor Special Trustees identified above are: Elsie A. Winchester, Sheri Winchester-Lucas & Joy Winchester Anderson, 9290 Nickels Blvd., Boynton Beach, FL 33436;
4. The Trust's taxpayer identification number does not have to be disclosed pursuant to N.C.G.S. §36C-10-1013(j).
5. The Successor Special Trustees have been granted due authority to enter into the transaction contemplated by this deed and the Trust grants the specific power to the Successor Special Trustees to convey the Trust property;
6. The Trust is irrevocable;

The Trust does grant Successor Special Trustees the authority to sign or otherwise authenticate the Trust.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereunto 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.

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

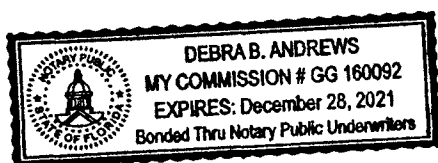
THE VIOLET KLATT REVOCABLE TRUST UNDER AGREEMENT DATED MAY 18, 1990, AS AMENDED

Elsie A. Winchester (SEAL)
Elsie A. Winchester, Successor Special Trustee

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Debra B. Andrews, a Notary Public of the County and State aforesaid, do hereby certify that Elsie A. Winchester, personally known to me or who produced n/a as identification, personally appeared before me this day and acknowledged before me by means of ☒ physical presence or ☐ online notarization the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this 30th day of April, 2020.

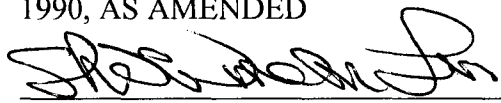
(NOTARIAL SEAL)



Debra B. Andrews
Notary Public
My Commission Expires: 12/28/2021

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

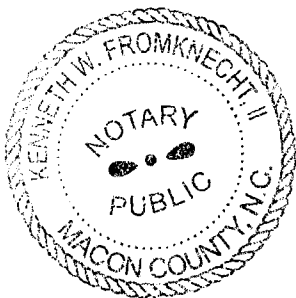
THE VIOLET KLATT REVOCABLE TRUST UNDER AGREEMENT DATED MAY 18, 1990, AS AMENDED


 (SEAL)
Sheri Winchester-Lucas, Successor Special Trustee

STATE OF NC
COUNTY OF MAcon

I, Kenneth W. Fromknecht II, a Notary Public of the County and State aforesaid, do hereby certify that Sheri Winchester-Lucas, personally known to me or who produced _____ as identification, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this 13 day of April, 2020.

(NOTARIAL SEAL)




Notary Public
My Commission Expires: 6/23/23

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

THE VIOLET KLATT REVOCABLE TRUST UNDER AGREEMENT DATED MAY 18, 1990, AS AMENDED

Joy Winchester Anderson (SEAL)
Joy Winchester Anderson, Successor Special Trustee

STATE OF Colorado
COUNTY OF El Paso

I, Michael Deen, a Notary Public of the County and State aforesaid, do hereby certify that Joy Winchester Anderson, personally known to me or who produced drivers license as identification, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this 15 day of April, 2020.

(NOTARIAL SEAL)

Michael Deen
Notary Public
My Commission Expires: 10/27/2020

