

FILED Nov 14, 2024 FILED ELECTRONICALLY
AT 12:05:35 PM CHEROKEE COUNTY NC
BOOK 01768 KAREN WRIGHT
START PAGE 0249 END PAGE 0251
INSTRUMENT # 05699
EXCISE TAX \$0.00

CHEROKEE COUNTY TAX CERTIFICATION

There are no delinquent taxes due that are a lien against the Parcel Number(s) set forth in this deed.

Cherokee County Tax Collector
Date: 11/14/2024 By: TG

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: -0- Parcel Identifier No.: 452300130161000
452300038053000
Mail after recording to: Kevin Klein, PO Box 1262, Murphy NC 28906
Prepared by: Paul Scott Lipof, LIPOF & NICHOLS PLLC, 33 Main Street, Hayesville NC 28904
Brief Description for the Index: 36.62AC & Lot 16 (0.61AC) Mountain View Estates, Shoal Creek Township, Cherokee County, NC

THIS DEED made this 6th day of November, 20224, by and between

| GRANTOR | GRANTEE |
|--|---|
| KEVIN J. KLEIN, unmarried PO Box 1262 Murphy NC 28906 | KEVIN J. KLEIN, TRUSTEE of the KEVIN J. KLEIN REVOCABLE TRUST dated November 14, 2024 PO Box 1262 Murphy NC 28906 |

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 Shoal Creek Township, Cherokee County, North Carolina and more particularly described as follows:

PARCEL ONE:

All that certain tract or parcel of land lying and being in Shoal Creek Township, Cherokee County, North Carolina, containing 40.38 acres, more or less and being more particularly described in the instrument dated November 16, 2005 from David Buwalda and wife, Arlene Buwalda, Grantors to Robert T. Klein and wife, Louise A. Klein, a 1/2 undivided interest and Kevin Klein and wife, Ethel D. Klein, a 1/2 undivided interest, Grantees, being recorded November 22, 2005 in Deed Book 1194 at Page 810 in the Office of the Register of Deeds for Cherokee County, North Carolina.

LESS & EXCEPTING from the above referenced 40.38 acres, are the following conveyances:

- 1) 1.50 acres, more or less, Shoal Creek Township, Cherokee County, North Carolina and being designated as Lot 9 of Mountain View Estates being conveyed to Brian Lenz and wife Lisa Lenz from Robert T. Klein and wife, Louise A. Klein and Kevin J. Klein and wife, Ethel D. Klein by instrument

dated March 14, 2007 and recorded March 22, 2007 in Deed Book 1277 at Page 347, in the Office of the Register of Deeds for Cherokee County, North Carolina.

2) 0.73 acre, more or less, Shoal Creek Township, Cherokee County, North Carolina and being designated as Lot 20 of Mountain View Estates and being conveyed to Daniel Craig Royer and wife, Karen L. Royer from Louisc A. Klein, unmarried widow of Robert T. Klein and Kevin Klein and wife, Ethel D. Klein by instrument dated May 24, 2022 and recorded in Deed Book 1713 at Page 410, in the Office of the Register of Decds for Cherokee County, North Carolina.

3) 0.91 acre, more or less, Shoal Creek Township, Cherokee County, North Carolina and being designated as Lot 15 of Mountain View Estates and being conveyed to Lawrence R. Gabner and wife, Kathy J. Gabner from Robert P. Klein, Successor Trustee of the Louise A. Klein Trust dated November 6, 2014 and Kevin J. Klein, an unmarried widower by instrument dated June 26, 2024 and recorded in Deed Book 1759 at Page 996 in the Office of the Register of Deeds for Cherokee County, North Carolina.

4) 0.62 acre, more or less, Shoal Creek Township, Cherokee County, North Carolina and being designated as Lot 16 Mountain View Estates, being assigned a separate Pin No. in the Cherokee County Tax/Mapping office by way of a recorded plat of survey for Lots 15 & 16 of Mountain View Estates, recorded in Plat Cabinet H at Slide 1554, in the Office of the Register of Deeds for Cherokee County, North Carolina.

Leaving a net acreage of **36.62 acres**.

PARCEL TWO:

0.62 acre, more or less, Shoal Creek Township, Cherokee County, North Carolina and being designated as **Lot 16 Mountain View Estates**, and being more particularly described and shown on the plat of survey by Donald L. Cordell, North Carolina Professional Land Surveyor No. L-3037 dated December 06, 2022, entitled "Kevin Klein Revised Lots 15 & 16, part of DB 1194 Pg 810", said plat being recorded in Plat Cabinct H, Slide 1554, Cherokee County Registry.

TOGETHER WITH AND SUBJECT TO the right of way and easements forty feet (40") wide over and across the subdivision access roads for the purpose of ingress, egress and regress and utilities to the public road.


TOGETHER WITH AND SUBJECT TO the Covenants, Restrictions, Reservations, Terms and Conditions governing Mountain View Estates as filed for record in Deed Book 1275 at Page 389, records of Cherokee County, North Carolina.

The property herein described [x] is or [] is not the primary residence of the Grantors.

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.

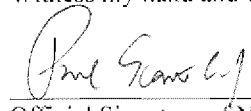
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing instrument.



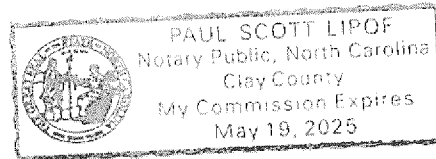
KEVIN J. KLEIN, unmarried

STATE OF NORTH CAROLINA
COUNTY OF CLAY

I, Paul Scott Lipof, Notary Public, do hereby certify that KEVIN J. KLEIN, unmarried personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 14 day of November, 2024.



Official Signature of Notary



My Commission Expires: 19 / May / 2024
