

DR 2393 PG 1737 - 1761 (3) DOC# 10096970
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Fee: \$26.00 Tax: \$600.00
Franklin County, North Carolina
Brandi Smith Brinson, Register of Deeds

This instrument prepared by and return to S. Bryan Radford, a licensed N.C. attorney whose address is 2514 Nash St. N, Wilson, NC 27896. Delinquent taxes, if any, to be paid by S. Bryan Radford, the closing attorney, to the County Tax Collector upon disbursement of the closing.
Revenue Stamps: \$600.00

CONNOR BUNN PLLC

NORTH CAROLINA
FRANKLIN COUNTY

DEED

Franklin Co. Tax Parcel No.: 1899-17-4907

THIS DEED, made this 1st day of April, 2025, by JUANITA FAYE NEWTON, unmarried;
GEORGE CLEVELAND PARRISH and wife, CHARLOTTE R. PARRISH; parties of the first part;
to BWH III, LLC, a North Carolina limited liability company, party of the second part, whose address
is

1728 Bethlehem Road, Knightdale, NC 27545;

WITNESSETH:

THAT the said parties of the first part for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to them in hand paid, the receipt of which are hereby acknowledged, have bargained and sold, and by this deed do hereby bargain, sell and convey unto the said party of the second part, its successors and assigns, in fee simple, that certain real estate located in Franklin County, North Carolina, and more particularly described on Exhibit A attached hereto and specifically made a part hereof.

Submitted electronically by "Connor Bunn Rogerson Woodard & Fleming, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Franklin County Register of Deeds.

All or a portion of the property herein conveyed _____ does ✓ does not include the primary residence of the parties of the first part.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges thereunto belonging to the said party of the second part, and its successors and assigns, forever.

THIS CONVEYANCE is further made subject to all easements, restrictions, permits, and rights of way of record and specifically subject to the particular restriction that property may not be used or developed as a manufactured home or RV park for rentals.

AND the said parties of the first part do hereby covenant to and with the said party of the second part, that they are seized of said land in fee herein described and have the full right to convey the same in fee simple, that there are no encumbrances thereon except as referred to above, and they will warrant and defend the title to the same against the lawful claims of any and all persons whomsoever.

SIGNATURE PAGES TO FOLLOW

Exhibit A

Lying and being situate in Franklin County, North Carolina, and more particularly described as follows:

BEING all that certain tract or parcel of land situate, in the Hayesville Township, Franklin County, North Carolina and shown on a map of survey made by Phil R. Inscoe, Registered surveyor on August 17, 1954, and more particularly described as follows:

BEGINNING at a point in the center of Milford Road, the southeast corner of Lot No. 4; thence South 7 degrees 30 min. East along the center of said road 446 feet to the southeast corner of said tract; thence North 86 degrees 15 min. West 3460 feet to the control corner designated by an iron stake; thence North 17 degrees 50 min. West 409.8 feet to a stake; thence south 87 degrees 30 min. East 3516.6 feet to the point of BEGINNING, containing thirty-two (32) acres. Also being shown on that certain plate entitled H.E. Newton Estate recorded in Plat Book 3, Page 127, Franklin County Registry. For further reference, see Book 516, Page 195, Franklin County Register of Deeds.

IN TESTIMONY WHEREOF, the parties of the first part have hereunto set their hands and seals, the day and year first above written.

Juanita Faye Newton (SEAL)
JUANITA FAYE NEWTON

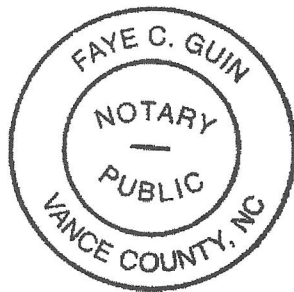
STATE OF NC
COUNTY OF VANCE

I, FAYE C. GUIN, a Notary Public, in and for said County and State, do hereby certify that JUANITA FAYE NEWTON, **unmarried**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes expressed therein.

WITNESS my hand and Notarial Seal, this 5th day of April, 2025

Faye C. Guin
Notary Public

My Commission Expires: 8-22-27 Printed Name of Notary: FAYE C. GUIN



IN TESTIMONY WHEREOF, the parties of the first part have hereunto set their hands and seals, the day and year first above written.

George Cleveland Parrish (SEAL)
GEORGE CLEVELAND PARRISH

Charlotte R. Parrish (SEAL)
CHARLOTTE R. PARRISH

STATE OF NC
COUNTY OF VANCE

I, FAYE C. GUIN, a Notary Public, in and for said County and State, do hereby certify that **GEORGE CLEVELAND PARRISH** and wife, **CHARLOTTE R. PARRISH**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes expressed therein.

WITNESS my hand and Notarial Seal, this 5th day of APRIL, 2025

Faye C. Guin
Notary Public

My Commission Expires: 8-22-27 Printed Name of Notary: FAYE C. GUIN

