

This instrument is prepared by
Edward W. Scarborough, Jr. a licensed NC
attorney. Delinquent taxes, if any to be
paid by the closing attorney to the county
Tax Collector upon disbursement of closing
proceeds.



Doc No 10013038
Recorded: 06/03/2019 08:08:22 AM
Fee Amt: \$26.00 Page 1 of 3
Excise Tax: \$320.00
Franklin County North Carolina
Brandi S. Davis, Register of Deeds
BK 2178 PG 1422 - 1424 (3)

Revenue: \$ 320.00	(For Recording Data)
Parcel Identifier/Tax Account/PIN No.:	020371
Brief Description for the Index:	LOT 955 LAKE ROYALE SUBDIVISION
Prepared by:	Edward W. Scarboro, Jr., Attorney at Law
Return to:	Grantee
Property Address:	114 CHEROKEE DRIVE, LOUISBURG, NC 27549

NORTH CAROLINA GENERAL WARRANTY DEED

This Deed is made as of this the 23 day of MAY, 2019, by and between **RICHARD L. NIEKAMP AND SPOUSE, LOIS E. NIEKAMP** ("Grantors") and **RYAN SULLIVAN and spouse, ANGELA SULLIVAN** with a mailing address of 1317 LAKE ROYALE, LOUISBURG, NC 27549 ("Grantee").

For valuable consideration paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor has and by these presents does hereby grant, bargain, sell and convey unto Grantee in fee simple absolute all of that certain lot, parcel of land or unit of ownership (the "Premises") located in TOWNSHIP OF CYPRESS CREEK AND FRANKLIN County, North Carolina and more particularly described as follows:

BEING ALL OF LOT 955 LAKE ROYALE SUBDIVISION, FORMERLY KNOWN AS "LAKE SAGAMORE SUBDIVISION" AS RECORDED IN PLAT BOOK 12, PAGE 26, FRANKLIN COUNTY REGISTRY.

ALSO, BEING the same Premises conveyed to Grantor by deed recorded in **Book 2012 PAGE 48-49, FRANKLIN** County Registry. The Grantor herein states that the Premises conveyed herein is not the primary residence of the Grantor.

TO HAVE AND TO HOLD all of that interest in the Premises and all privileges and appurtenances thereto belonging to Grantee in fee simple absolute.

And Grantor covenants with 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, AND TO THE lien of ad valorem taxes for the year **2019** and subsequent years, easements, restrictions and rights of way of record, if any, affecting the Property herein described; and utility lines, easements and rights of way located over, under or upon the subject property.

Subject to all easements, rights of way, covenants and other restrictions recorded in Book 1961, page 303; Book 1961 , page 317 and Book 1961 page 333, FRANKLIN COUNTY REGISTRY.

The designation of Grantor and Grantee as used in this Deed includes the parties expressly named herein, their heirs, successors, and assigns and shall include the singular, plural, masculine, feminine or neuter as required by context.

*****The remainder of this page intentionally left blank.*****

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals all as of the day and year first above written.

 (SEAL)
RICHARD L. NIEKAMP

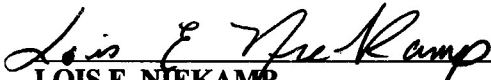
STATE OF NC
 COUNTY OF Wake

I, a Notary Public of Wake County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **RICHARD L. NIEKAMP**

Date: May 23, 2019

(SEAL)

Printed Name of Notary: Edward W. Scarborough, Jr.
 Notary Public
 My commission expires: 2-5-2022

 (SEAL)
LOIS E. NIEKAMP

STATE OF NC
 COUNTY OF Wake

I, a Notary Public of Wake County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **LOIS E. NIEKAMP**

Date: May 23, 2019

(SEAL)

Printed Name of Notary: Edward W. Scarborough, Jr.
 Notary Public
 My commission expires: 2-5-2022

