

This certifies that there are no delinquent ad valorem real estate taxes, which the Franklin County Tax Collector is charged with collecting, that are a lien on:
Parcel ID(s): 032434
This is not a certification that this Franklin County Parcel ID number(s) matches this Deed description.
BY Courtney Brooks Date 3/26/2025
Tax Collector/Clerk

BK 2392 PG 325 - 326 (2) DOC# 10098338
This Document eRecorded: 03/26/2025 09:43:02 AM
Fee: \$26.00 Tax: \$0.00
Franklin County, North Carolina
Brandi Smith Brinson, Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: -\$0-
Parcel Identifier No. 032434 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Grantee
This instrument was prepared by: Zachary A. Cooper (without search or opinion)
Brief description for the Index: Lot 6, Woodcroft Subdivision

THIS DEED made this 20th day of March, 2025, by and between

GRANTOR	GRANTEE
Charles Ray Peters, Jr. and Jennifer Leigh Peters, a married couple, whose address is: 250 Longwood Drive Youngsville, NC 27596	Charles Ray Peters, Jr. and Jennifer Leigh Peters, Trustees, or their successors in interest, of the Charles and Jennifer Peters Living Trust dated February 11th, 2025, and any amendments thereto, whose address is: 250 Longwood Drive Youngsville, NC 27596.

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.
This conveyance is made pursuant to N.C.G.S. § 41-65. The Grantee is the joint trust of the Grantors, who were married to each other at the time they acquired the property, who remain married to each other, and remain the beneficial owners of the real property.
WITNESSETH, that the Grantor has and by these presents does grant and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in Youngsville Township, Franklin County, North Carolina and more particularly described as follows:

Being all of Lot 6, Woodcroft Subdivision, Phase 1, Map 1, recorded in Book of Maps 1999, Page 34, Franklin County Registry

Submitted electronically by Zachary A. Cooper Law in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Franklin County Register of Deeds.

The Trustees, or their successors, shall have the power to sell, conserve, exchange, mortgage, lease, or transfer any interest in this property.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2161, page 2041.

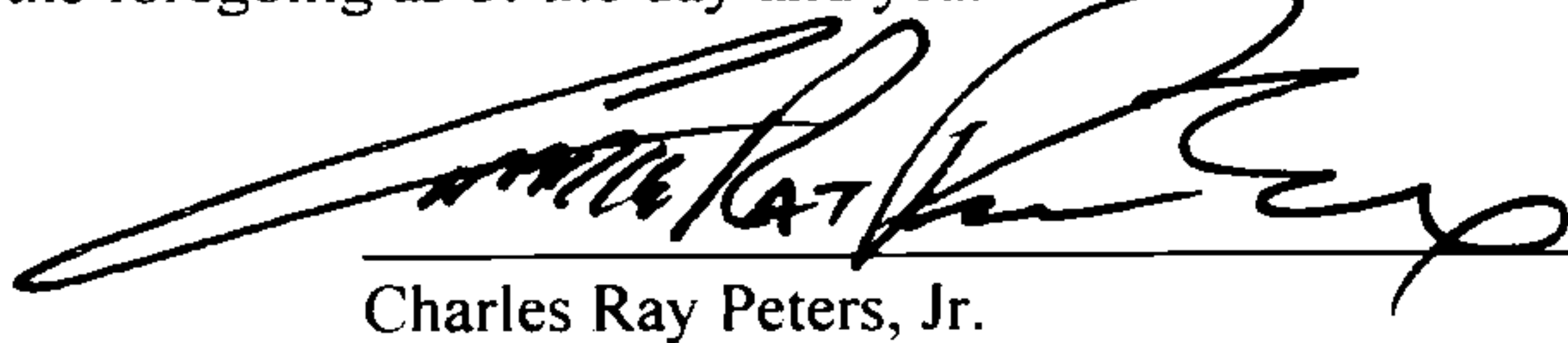
All or a portion of the property herein conveyed includes the primary residence of a Grantor.

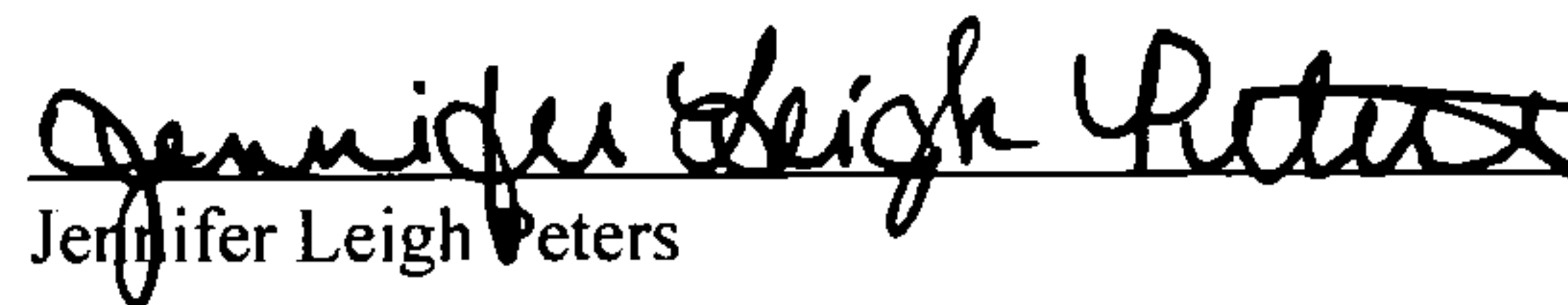
A map showing the above described property is recorded in Plat Book 1999 page 34.

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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (SEAL)
Charles Ray Peters, Jr.

 (SEAL)
Jennifer Leigh Peters

State of NORTH CAROLINA

County of FRANKLIN

I, the undersigned Notary Public of the County and State aforesaid, certify that Charles Ray Peters, Jr. and Jennifer Leigh Peters personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 20th day of March, 2025.

 , Notary Public

My Commission Expires: 03/15/2028 (Affix Seal)

