

This instrument was prepared by Amanda
Buyrn, a licensed North Carolina Attorney.
Delinquent taxes if any to be paid by the
closing attorney to the Franklin County, NC
Tax Collector upon disbursement of closing
proceeds.

BK 2170 PG 678 - 680 (3)
This Document eRecorded:
Fee: \$26.00
Franklin County, North Carolina
Brandi Smith Davis, Register of Deeds

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Tax: \$484.00

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$484.00

Recording Time, Book and Page

Brief ID.

Lot 137, Kendal Forest Subdivision, Phase IV

Parcel ID: 044121

Mail after recording to: McDonnell & Associates, PA 2442 Devine Street, Columbia, SC 29205

This instrument prepared by: Chester Lee Jenkins, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the
closing attorney to the county tax collector upon disbursement of closing proceeds.. NC-19326601

THIS DEED made this 12th day of Feb, 2019 by and between

GRANTOR

LGI Homes-NC, LLC a North Carolina limited liability company

1450 Lake Robbins Drive, Suite 430, The Woodlands, TX 77380

GRANTEE

**Daniel Austin and Jennifer Austin,
husband and wife**

195 Timberwind Road, Franklinton, NC 27525

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

See Attached "Exhibit A"

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

Being the same property conveyed to LGI Homes - NC, LLC, a North Carolina limited liability company by deed of Wynn Construction, Inc., a North Carolina Corporation dated August 2, 2018 and recorded August 3, 2018 in Book 2156 AND Page 1653 in the Land Records of Franklin County, NC.

A map showing the above described property is recorded in **Book of Maps 2018, Page 124-125** and referenced within this instrument.

The above described property ☐ does ☒ does not include the primary residence of the Grantor.

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.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

LGI Homes-NC, LLC a North Carolina limited liability company



Signers Name: Trevor Cleverger

Signers Title: Sales Mgr

NORTH CAROLINA, Franklin COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Trevor Cleverger as Sales Mgr for LGI Homes-NC, LLC a North Carolina limited liability company: Witness my hand and official stamp or seal, this the 12th day of February, 2019.

My Commission Expires: 02-22-2019

Deborah C Williams
Notary Public

Print Notary Name: Deborah C Williams



Exhibit A

Being all of Lot 137, Kendal Forest Subdivision, Phase IV, according to the plat thereof recorded in Book of Maps 2018, Page 124-125, in the Office of the Register of Deeds of Franklin County, NC. Reference to which is hereby made for a more complete and accurate description.

Parcel ID: 044121

Commonly known as: 195 Timberwind Road, Franklinton, NC 27525