

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

This instrument prepared by: Lawrence Maitin, 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.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 60.00

Parcel Identifier No. 020349 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Maitin Law Firm, PLLC, 8396 Six Forks Rd., Suite 201, Raleigh, NC 27615

This instrument was prepared by: Maitin Law Firm, PLLC, 8396 Six Forks Rd., Suite 201, Raleigh, NC 27615

Brief description for the Index: LOT C-440, Lake Royale

THIS DEED made this 11th day of October, 2024, by and between

GRANTOR

Jason Ammerman, Single
630 Lake Royale
Louisburg, NC 27549

GRANTEE

Suzanne Margaret Calcutt
407 Retreat Lane
Wake Forest, NC 27587

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Louisburg, _____ Township, Franklin County, North Carolina and more particularly described as follows:

BEING all of Lot No. C-440, plat of Lake Sagamore Subdivision, now Lake Royale Subdivision, as the same is shown on that certain plat recorded in Map Book/Plat Record File No. 12, Page/Slide 37, Franklin County Registry.

Also commonly known as 104 Pinto Dr., Louisburg, NC 27549

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2362 page 1922.
All or a portion of the property herein conveyed ____ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 12 page 37.

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:
Easements and restrictions of record

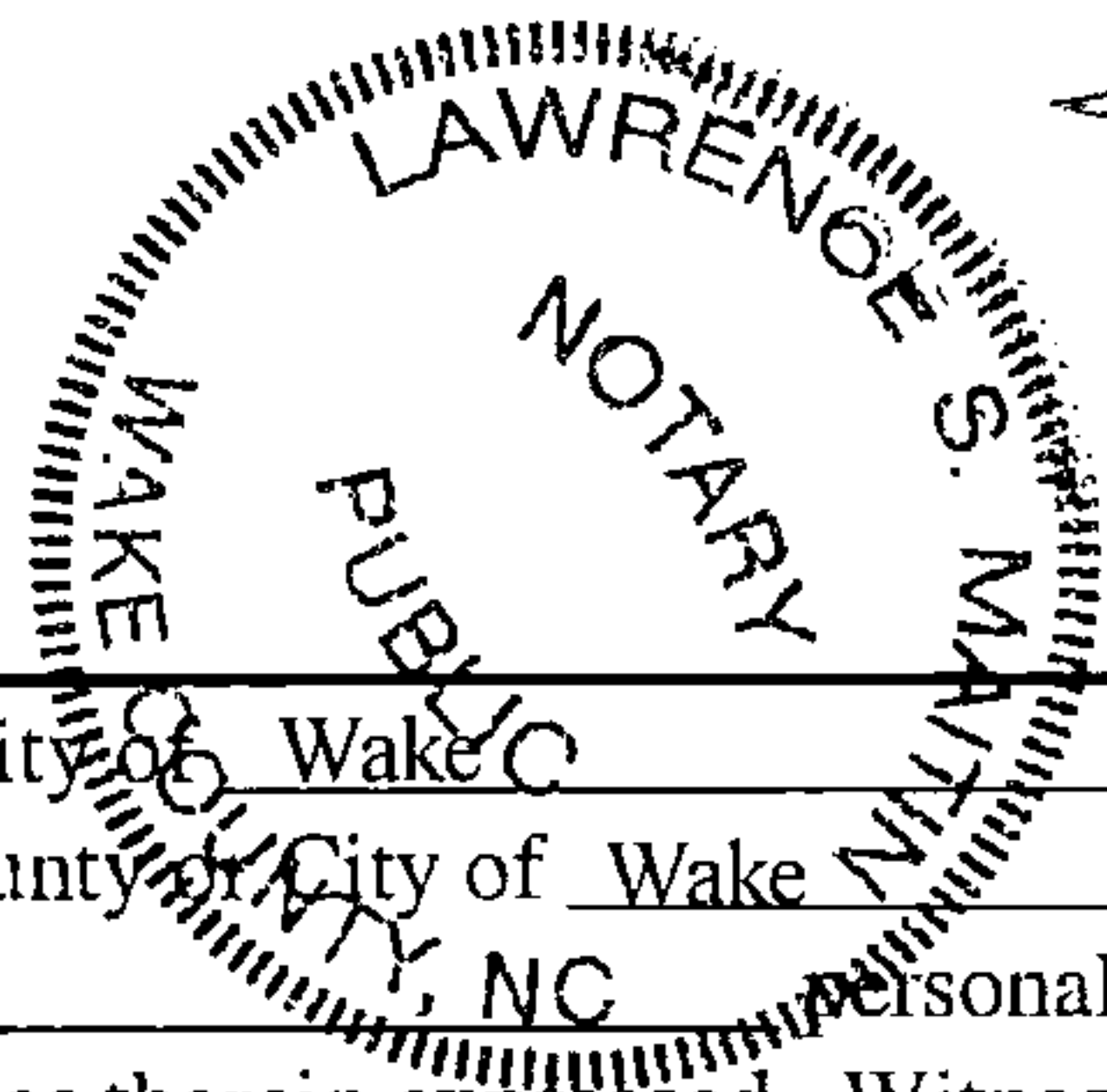
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

_____ (Entity Name) By: _____ Print/Type Name & Title: _____ By: _____ Print/Type Name & Title: _____ By: _____ Print/Type Name & Title: _____	_____ (SEAL) Print/Type Name: <u>Jason Ammerman</u> _____ (SEAL) Print/Type Name: _____ _____ (SEAL) Print/Type Name: _____ _____ (SEAL) Print/Type Name: _____
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State of North Carolina - County or City of Wake

I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Jason Ammerman 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 11th day of October, 2024.

My Commission Expires: April 2, 2027
(Affix Seal)



Lawrence S. Maitin Notary Public
 Notary's Printed or Typed Name

State of North Carolina - County or City of Wake

I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that _____ 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 11th day of _____, 20____.

My Commission Expires: April 2, 2027
(Affix Seal)

Lawrence S. Maitin Notary Public
 Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

 _____ Notary Public
 Notary's Printed or Typed Name