

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$1,150.00
Parcel ID:	043391
Mail/Box to:	Warren Shackleford & Thomas, PLLC
Prepared by:	Licensed North Carolina Attorney: Kimberly P. Thomas, 343 S. White Street, Wake Forest, NC, 27587
Brief description for the index:	Lot 14 Falls Creek

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

THIS GENERAL WARRANTY DEED ("Deed") is made on the _____ day of June _____, 20 23 _____, by and between:

GRANTOR	GRANTEE
Denise Riedel and spouse, Kelly R. Riedel 143 Old Millstone Landing Lane Sneads Ferry, NC 28460	Logan Allan Williams and Adriane Jessica Gerona, a married couple 130 Falls Creek Drive Youngsville, NC 27596

Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Youngsville, Franklin County, North Carolina and more particularly described as follows (the "Property"):

BEING all of Lot 14 as shown on plat entitled "Final Plat for Falls Creek Subdivision", a copy which is recorded in Book of Maps 2017, Pages 112-114, Franklin County Registry.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 2210 Page 798.

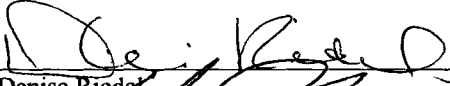
All or a portion of the Property ☒ includes or ☐ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Book of Maps 2017, Pages 112-114, Franklin County Registry.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

1. Subject to current year ad valorem taxes and a valid survey.
2. Subject to Liens, Easements, Restrictions, and/or Rights of Way of record which may include an obligation to pay assessments.
3. Subject to Restrictive Covenants recorded in Book 2075, Page 188, Franklin County Registry.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.


Denise Riedel


Kelly R. Riedel

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, Kimberly P. Thomas, a Notary Public, do hereby certify that Denise Riedel and Kelly R. Riedel personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 27th day of June, 2023.


Notary Public

My Commission Expires: June 30, 2026

