

BK 2361 PG 654 - 655 (2) DOC# 10086126
This Document eRecorded: 03/28/2024 02:31:45 PM
Fee: \$26.00 Tax: \$1,325.00
Franklin County, North Carolina
Brandi Smith Brinson, Register of Deeds

This instrument prepared by, Ragsdale Liggett PLLC,
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 proceedings.

Revenue: \$1,325.00	(For Recording Data)
Parcel Identifier/Tax Account/PIN No.:	047512
Brief Description for the Index:	Lot 46, The Retreat at Green Haven
Prepared by:	Ragsdale Liggett PLLC Robert J. Ramseur, Jr.
Return to:	Grantee
Property Address:	165 Ironwood Blvd., Youngsville, NC 27596

NORTH CAROLINA SPECIAL WARRANTY DEED

This Deed is made as of this the 28th day of March, 2024, by and between **EASTWOOD HOMES OF RALEIGH, LLC**, a North Carolina limited liability company, with a mailing address of **2857 Westport Road, Charlotte, NC 28208** ("Grantor") and **Alexey Andriychuk and spouse, Natalia Andriychuk**, with a mailing address of **165 Ironwood Blvd., Youngsville, NC 27596**, ("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 Youngsville Township, Franklin County, North Carolina and more particularly described as follows:

Being all of Lot 46, as shown on those Plats entitled "Final Plat for The Retreat at Green Haven Ph 2.", prepared by Cawthorne, Moss & Panciera, P.C. Professional Land Surveyors, recorded in Book 2021, Page 198-199, Franklin County Registry.

Property Address: 165 Ironwood Blvd., Youngsville, NC 27596
Parcel ID: 047512

ALSO BEING the same Premises conveyed to Grantor by deed recorded in Book 2296, Page 512, Franklin County Registry.

All of a portion of the Premises does not include the primary residence of a Grantor.

A map showing the Premises is recorded in Plat Book 2022, Pages 198-199, Franklin County Registry.

Submitted electronically by "Ragsdale Liggett PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Franklin County Register of Deeds.

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

AND THE GRANTOR hereby covenants with Grantee that the Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor except for:

- the lien of ad valorem taxes for the year 2024, a lien not yet due and payable;
- easements, restrictions and rights of way of record, if any, affecting the Premises; and
- utility lines, easements and rights of way located over, under or upon the Premises.

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

Eastwood Homes of Raleigh, LLC

By: _____

Robert J. Ramseur, Jr., Asst. Secretary

State of North Carolina - County of Wake

I, a Notary Public of the 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: Robert J. Ramseur, Jr., Asst. Secretary of Eastwood Homes of Raleigh, LLC, a North Carolina limited liability company. Witness my hand and Notarial stamp or seal, this 28th day of March, 2024.

My Commission Expires: Jan 31, 2025
(Affix Seal)

Susan C. McEneny
SUSAN C. MCENENY Notary Public
Notary's Printed or Typed Name

