

BK 2305 PG 89 - 90 (2) DOC# 10063246
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Fee: \$26.00 Tax: \$650.00
Franklin County, North Carolina
Brandi Smith Brinson, Register of Deeds

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$650.00

Parcel Identifier No: 033710

Mail after recording to: GRANTEE

This instrument prepared by Dale L. Thomas Jr., 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.

THIS DEED made this 15th day of JUNE, 2022 by and between

GRANTORS

Elizabeth Strickland Martin, an unmarried person

Mailing Address: 280 Kingfisher Way Louisburg, NC 27549

GRANTEE

Daniela Maria Minaya Maldonado, a married person

Property and Mailing Address: 7397 Pearces Road Louisburg, NC 27549

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 and more particularly described as follows:

BEING all of that 1.491 acres as shown and designated as Lot 9A on plat entitled "Survey for Dickerson Builder's", prepared by James Wade Atkinson, Jr., under date of July 23, 2001, recorded in Book of Maps 2001, Page 309, Franklin County Registry.

Submitted electronically by Gray Newell Thomas, LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Franklin County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2298, Page 1731-1732, Franklin County Registry.

A map showing the above described property is recorded in Plat Book of Maps 2001, Page 309, Franklin County Registry and referenced within this instrument.

All or a portion of the property herein conveyed does (☒) / does not (☐) include the primary residence of a 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 Grantors covenant with the Grantee, that Grantors are 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 Grantors will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

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

1. **Ad Valorem taxes for the current year.**
2. **Utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property.**

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be affixed by authority of its Board of Directors, the day and year first above written.

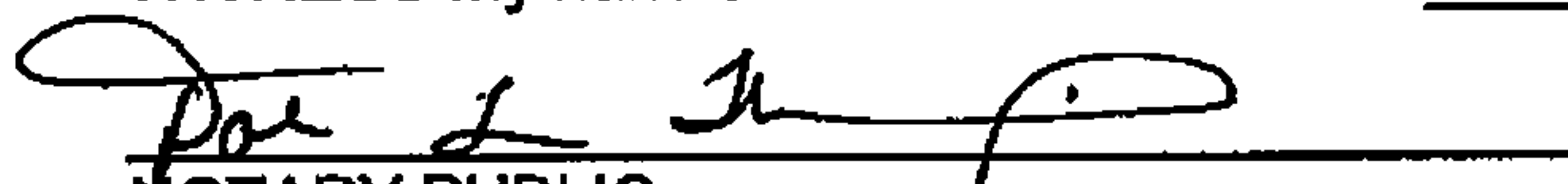

Elizabeth Strickland Martin (SEAL)

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, DALE L. THOMAS JR., a Notary Public of CHATHAM County, North Carolina, do hereby certify that Elizabeth Strickland Martin and/or this day personally appeared before me and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and notarial seal on this 15th day of JUNE, 20 22


NOTARY PUBLIC

My commission expires: 7.24.22

DALE L THOMAS JR
Notary Public
North Carolina
Chatham County