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Recorded: 05/03/2007 at 11:55:03 AM
Fee Amt: \$687.00 Page 1 of 2
Excise Tax: \$670.00
Franklin County North Carolina
Linda H. Stone Register of Deeds

BK **1618** PG **20-21**

by Carolyn Coley, Asst.

RETURN TO: Warren, Perry & Anthony

PREPARED BY: Warren, Perry & Anthony, PLLC – 343 S. White Street, Wake Forest, NC 27587 _____

TAX IDENTIFICATION #: 38656 REVENUE STAMPS \$ 670.00

NORTH CAROLINA GENERAL WARRANTY DEED

This deed made this 23rd day of April, 2007 by and between:

GRANTOR: **TRIANGLE CLASSIC HOMES, INC.**

GRANTEE: **JOSE R. OTERO AND WIFE, LUCY A. OTERO**
90 River Rock Way, Franklinton, NC 27525

Grantor, for valuable consideration paid by Grantee, receipt of which is hereby acknowledged, does grant, convey and transfer unto Grantee in fee simple the property described as follows:

TOWNSHIP OF YOUNGSVILLE, COUNTY OF FRANKLIN

Being all of Lot 75, Stoneridge Subdivision, as shown on map recorded in Book of Maps 2006, Pages 36A thru 36E, Franklin County Registry.

The above property was acquired by Grantor by instrument recorded in Book 1539, Page 264.

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

Grantor covenants with 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 to the property against the lawful claims of all others except for the exceptions set out below.

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

1. Subject to the Right of Way of Carolina Power and Light Company recorded in Book 1220, Page 815, Franklin County Registry.
2. Restrictive covenants recorded in Book 1528, Page 339, Franklin County Registry.

IN WITNESS WHEREOF, Grantor has set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by a duly authorized officer.

TRIANGLE CLASSIC HOMES, INC.

By: *Ralph T. Bobb*

President

**STATE OF NORTH CAROLINA
COUNTY OF WAKE**

I, Elizabeth G. Whitworth, a Notary Public for the County of Wake, State of North Carolina, certify that Ralph T. Bobb, personally appeared before me this day and acknowledged that he/she is — President of **TRIANGLE CLASSIC HOMES, INC.** a North Carolina corporation, and that by authority duly given and as an act of the corporation, the foregoing instrument was signed in its name by its — President.

Witness my hand and official stamp or seal, this 2 day of May, 2007.

Elizabeth G. Whitworth
Notary Public

My Commission Expires July 20, 2011

