

This certifies that there are no delinquent ad valorem, real estate taxes, which the Franklin County Tax Collector is charged with collecting, that are a lien on: Parcel identification number: 014580 This is not a certification that Franklin County Parcel Identification Number Matches this deed Description.

BK 2398 PG 1153 - 1156 (4) DOC# 10100740
This Document eRecorded: 06/03/2025 10:48:36 AM
Fee: \$26.00 Tax: \$0.00
Franklin County, North Carolina
Brandi Smith Brinson, Register of Deeds

Ashley Smith 06/03/2025
Tax Collector/ Clerk Date

Excise Tax \$0 Parcel Identifier No. 014580

Mail after recording to: Grantee
This instrument was prepared by: Midtown Property Law (without title search or opinion)
Brief description for the index:

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 3rd day of June, 2025, by and between

GRANTOR	GRANTEE
NORTON GALLEGO and CECIBEL GALLEGO, a married couple	STEVEN GALLEGO, an unmarried man
Mailing Address: 1404 Merrilow Court Wake Forest, NC 27587	Mailing Address: 1404 Merrilow Court Wake Forest, NC 27587

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine neuter as required by context.

WITNESSETH, that 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 situated in Franklin County, North Carolina and more particularly described as follows:

See attached Exhibit A.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2345, Page 948, Franklin County Registry and Book 2311, Page 1267, Franklin County Registry.

A map showing the above described property is recorded in Plat Book 2025, Page 122, Franklin County Registry.

All or a portion of the Property herein conveyed does not include the primary residence of 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 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 against the lawful claims of all persons whomsoever, except for the exceptions hereinafter stated.

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

- (1) 2025 and subsequent years' ad valorem taxes; and
- (2) General service and utility easements, rights of way, other easements and any restrictions or covenants of record, and any local, county, state, or federal laws ordinances, or regulations relating to zoning, environment, subdivision, occupancy, use, construction, or development of the subject property, including any possible violations of said laws, ordinances, or regulations.

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

[SIGNATURE PAGE TO FOLLOW]

By: Norton Gallego
Norton Gallego

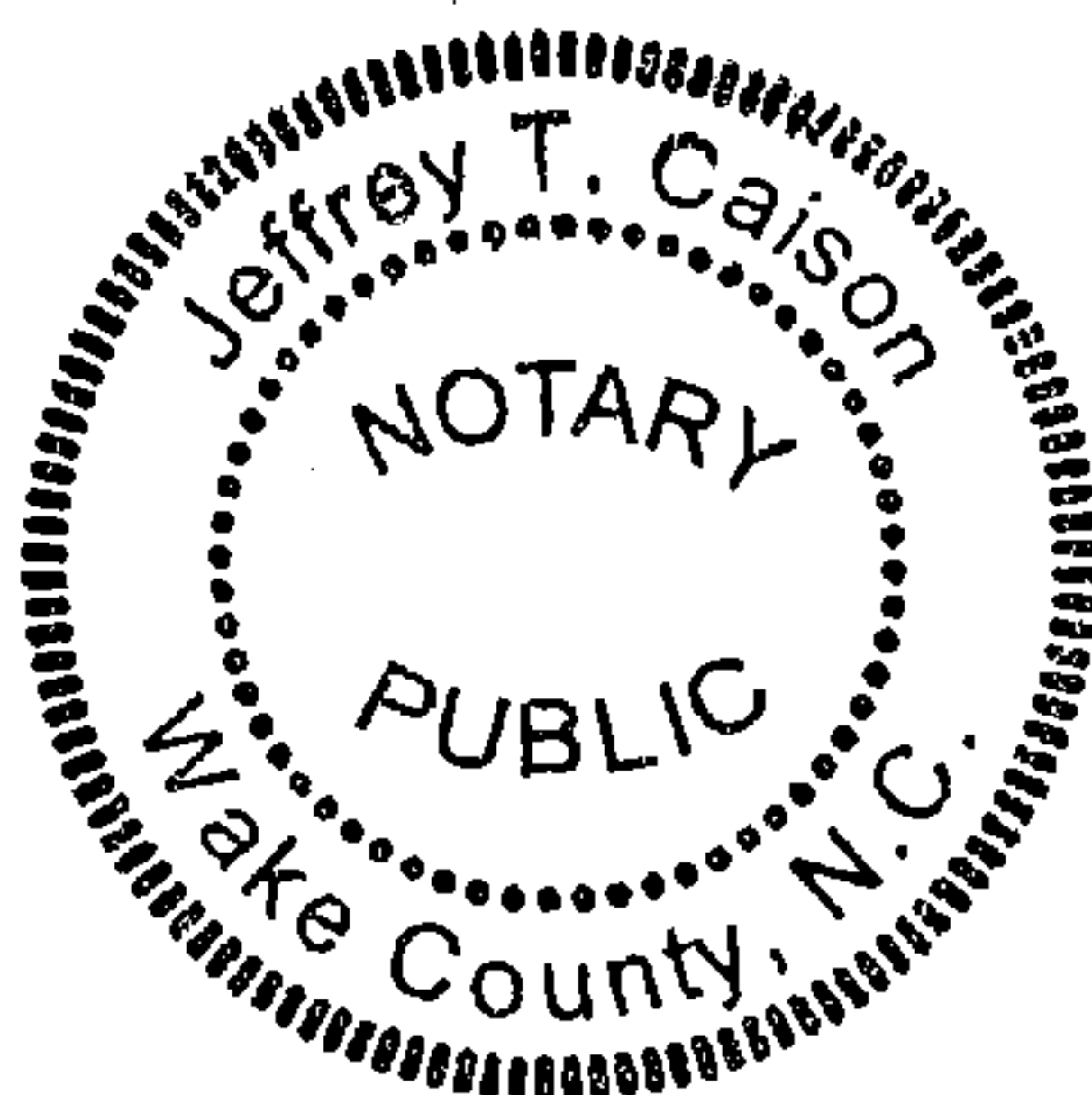
By: Cecibel Gallego
Cecibel Gallego

**COUNTY OF WAKE
STATE OF NORTH CAROLINA**

I certify that Norton Gallego and Cecibel Gallego personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Date: 6-3-25

Jeffrey T. Caison
Notary Public
Notary's printed or typed name:
Jeffrey T. Caison



(Official Seal)

My commission expires: 09/26/2029

EXHIBIT A

BEING all of the tract, containing 10.01 acres, according to a plat surveyed by Piedmont Surveys, Inc., dated April 14, 2025, and recorded in Plat Book 2025, Page 122, in the Office of the Franklin County Register of Deeds, Franklin County, North Carolina.

Together with a perpetual and nonexclusive easement and road right of way for ingress, egress, and regress over and upon the portion of the 45' private road designated as "Bambi Lane" on Lot 1, 2, and 3 as shown on the plat recorded in Plat Book 2025, Page 122, in the Office of the Franklin County Register of Deeds.