

Submitted electronically by ROPER AND TAYLOR PA ATTORNEYS AT LAW in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Franklin County Register of Deeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 360.00

Parcel Identifier No. 034998 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: Roper & Taylor, P.A. Attorneys at Law, 5660 Six Forks Road, Suite 104, Raleigh, NC

Brief description for the Index: LOT 106, Pigeon Point Subdivision, Phase III

THIS DEED made this 17th day of May, 2019, by and between

GRANTOR

Brandon K. McGhee and spouse,
Courtney M. McGhee f/k/a Courtney M. Forster
P. O. Box 553
Youngsville, NC 27596

GRANTEE

James Douglas Newman (unmarried)
170 Beaver Ridge Drive
Youngsville, NC 27596

This instrument was prepared by Wayne A. Roper, a NC licensed attorney. Delinquent taxes, if any, will be paid by the closing attorney to the county tax collector upon the disbursement of closing proceeds.

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Youngsville, Youngsville Township, Franklin County, North Carolina and more particularly described as follows:

BEING all of Lot 106 in Pigeon Point Subdivision, Phase III as shown on plat recorded in Book of Maps 2001, Page 341, Franklin County Registry.

Property Address: 170 Beaver Ridge Dr., Youngsville, NC 27596

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1635 page 724.
All or a portion of the property herein conveyed X includes or ____ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 2001 page 341.

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 the 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, other than the following exceptions:

2019 ad valorem real property taxes and subsequent years.

All easements, restrictions and rights-of-way of record, if any.

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

(Entity Name)

By: _____
Print/Type Name & Title: _____

By: _____
Print/Type Name & Title: _____

By: _____
Print/Type Name & Title: _____

By: _____
Print/Type Name & Title: _____

Print/Type Name: _____ (SEAL)

Print/Type Name: _____ (SEAL)

Print/Type Name: _____ (SEAL)

Print/Type Name: _____ (SEAL)

State of North Carolina - County or City of Wake

I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Brandon K. McGhee and spouse, Courtney M. McGhee personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 17th day of May, 20 19.

My Commission Expires: September 22, 2020
(Affix Seal)

Patricia A. Pierce Notary Public
Notary's Printed or Typed Name

State of North Carolina - County or City of Wake

I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 17th day of _____, 20____.

My Commission Expires: September 22, 2020
(Affix Seal)

Patricia A. Pierce Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name