


Doc ID: 004804850003 Type: CRP
Recorded: 01/09/2013 at 10:19:43 AM
Fee Amt: \$26.00 Page 1 of 3
Franklin County North Carolina
Brandi S. Davis Register of Deeds
BK **1884** PG **979-981**

By: *Rinda S. Marshall*,
deputy

**North Carolina
General Warranty Deed
(Title Not Examined)**

Prepared By: Mark E. Edwards, Fields & Cooper, PLLC

This Deed made this 30 day of January, 2013, by and between

Grantor

**Betty Robertson Holmes, widow
69 Dyking Road
Louisburg, North Carolina 27549**

Grantee

**Timothy W. Holmes
55 Dyking Road
Louisburg, North Carolina 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, **subject to the rights reserved unto Betty Robertson Holmes as hereinafter set out**, in and to all that certain lot or parcel of land situate in Franklin County, North Carolina, and more particularly described as follows:

See File # 12-0375A

Tract One:

Being Lot Number 1, containing 1.09 acres, more or less as shown on plat of survey entitled "Plat of Administrative Subdivision of Property for Betty R. Holmes", by William T. Dement, Jr., dated May 5, 2011, said plat being recorded in Plat Book 2011, Page 83, Franklin County Registry, and by reference incorporated herein as a part of this description. Reference is

made to the deed recorded in Book 516, Page 270, and the Report of Commissioners recorded in Book 775, Page 509, all of the Franklin County Registry.

Tract Two:

Being Lot Number 2, containing 4.92 acres, more or less as shown on plat of survey entitled "Plat of Administrative Subdivision of Property for Betty R. Holmes", by William T. Dement, Jr., dated May 5, 2011, said plat being recorded in Plat Book 2011, Page 83, Franklin County Registry, and by reference incorporated herein as a part of this description. Reference is made to Report of Commissioners recorded in Book 775, Page 509, Franklin County Registry. See also that deed recorded in Book 915, Page 90, Franklin County Registry.

Tract Three:

Being Lot Number 3, containing 0.69 acres, more or less as shown on plat of survey entitled "Plat of Administrative Subdivision of Property for Betty R. Holmes", by William T. Dement, Jr., dated May 5, 2011, said plat being recorded in Plat Book 2011, Page 83, Franklin County Registry, and by reference incorporated herein as a part of this description. Reference is made to that Report of Commissioners recorded in Book 775, Page 509, Franklin County Registry.

Tract Four:

Being Lot Number 4, containing 3.74 acres, more or less as shown on plat of survey entitled "Plat of Administrative Subdivision of Property for Betty R. Holmes", by William T. Dement, Jr., dated May 5, 2011, said plat being recorded in Plat Book 2011, Page 83, Franklin County Registry, and by reference incorporated herein as a part of this description. Reference is made to that Report of Commissioners recorded in Book 775, Page 509, Franklin County Registry. See also those deeds recorded in Book 915, Page 353, and Book 1739, Page 90, all of the Franklin County Registry.

Tract Five:

Being Lot Number 5, containing 0.79 acres, more or less a shown on plat of survey entitled "Plat of Administrative Subdivision of Property for Betty R. Holmes", by William T. Dement, Jr., dated May 5, 2011, said plat being recorded in Plat Book 2011, Page 83, Franklin County Registry, and by reference incorporated herein as a part of this description. Reference is made to that Report of Commissioners recorded in Book 775, Page 509, Franklin County Registry.

Clyde C. Holmes died October 30, 1993, in Franklin County, North Carolina, leaving Betty R. Holmes, as his surviving tenant by the entireties.

For Further Reference, See Tax Identification Numbers 017106, 017107, 041565, 041566, and 041567.

The above described property ☐ does ☐ does not include the primary residence of the 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 **subject to the rights reserved unto Betty Robertson Holmes as hereinafter set out.**

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, that title is marketable and free and clear of all encumbrances, and that the 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 and rights reserved unto the Grantor:

- 1. Subject to all restrictions, rights of way, easements and permits of record, if any.
- 2. The Grantor reserves the right to give, sale, encumber, or otherwise convey the hereinabove described property without the necessity of the joinder of the Grantee, its successors or assigns.
- 3. The Grantor reserves the right to substitute the remainderman without the necessity of the joinder of the Grantee, its successors or assigns.
- 4. The Grantor reserves the right to revoke this deed.
- 5. The Grantor reserves the right to receive any and all proceeds generated from the sale of the hereinabove described property.

In Witness Whereof, the Grantor has hereunto set her hand and seal, the day and year first above written.

Betty Robertson Holmes (SEAL)
Betty Robertson Holmes

North Carolina

Nash County

I, a Notary Public of the County and State aforesaid, certify that **Betty Robertson Holmes**, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 3rd day of January, 2013.

Mark E. Edwards
Notary Public
Mark E. Edwards

My Commission Expires:
10-15-2017

