

This instrument prepared by, SHOAF LAW FIRM PA,
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 proceedings.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 455.00

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

Mail/Box to: GRANTEE: Without Benefit of Title Exam or Tax Advice

This instrument was prepared by: Jenna Bass, Attorney at Law, 304 East Jones St, Raleigh, NC 27601

Brief description for the Index: LOT R-1460, Lake Royale Subdivision

THIS DEED made this 24 day of JUNE, 2020, by and between

GRANTOR

North Carolina Exteriors, LLC
1422 Wall Rd
Wake Forest, NC 27587

GRANTEE

Carlos Bermudez
103 Horse Shoe Dr
Louisburg, NC 27549

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 Louisburg, _____ Township, Franklin County, North Carolina and more particularly described as follows:

BEING all that certain lot, piece or parcel of land and appurtenances thereto designated as Lot No. R-1460, plat of Lake Sagamore subdivision, now Lake Royale subdivision, as the same is shown on that certain plat recorded in Map Book 12, pages(s) 1-75 (43), Franklin County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2191 page 955.
All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 12 page 43.

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:

Subject to Easements, Restrictions, and Rights of Way of Record.

Subject to all 2020 ad valorem taxes not yet due and payable.

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

By: North Carolina Exteriors, LLC (SEAL)
 (Entity Name) Print/Type Name: _____

Print/Type Name & Title: Mark D. Wells (SEAL)
Managing Member Print/Type Name: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ 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 _____ day of _____, 20____.

My Commission Expires: _____
 (Affix Seal)

 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 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 _____ day of _____, 20____.

My Commission Expires: _____
 (Affix Seal)

 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 Mark D. Wells personally came before me this day and acknowledged that he is the Managing Member of North Carolina Exteriors, LLC, 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 24 day of JUNE, 2020

My Commission Expires: 9/19/2022
 (Affix Seal)

Cecil Bell Jr.
 Notary Public
 Notary's Printed or Typed Name

