

BK 2168 PG 1132 - 1133 (2) DOC# 10008432
This Document eRecorded: 01/15/2019 02:57:33 PM
Fee: \$26.00 Tax: \$70.00
Franklin County, North Carolina
Brandi Smith Davis, Register of Deeds

This instrument prepared by, Moree Law, PLLC,
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.

RETURN TO: Kathryn S. Drake, Attorney at Law
Moree Law, PLLC
12324 Hampton Way Drive, Suite 101, Wake Forest, NC 27587

PREPARED BY: Kathryn S. Drake, Attorney at Law
12324 Hampton Way Drive, Suite 101, Wake Forest, NC 27587

BRIEF DESCRIPTION: Lot 5, 2.520 acres

REVENUE STAMPS: \$ 70

PARCEL IDENTIFICATION: OUT OF 43997

The property is not the primary residence of the Grantor.

Prepared by and Held for
Kathryn S. Drake
Attorney at Law

NORTH CAROLINA GENERAL WARRANTY DEED

This deed made this the 14th day of January, 2019, by and between:

GRANTOR: PAKT Construction, Inc.
14112 Bold Run Hill Road
Wake Forest, NC 27587

GRANTEE: Leigh Ann Garrett, single,
109 Ayscue 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 FRANKLIINTON

COUNTY OF FRANKLIN

Being all of Lot 5 containing 2.520 acres as shown on a plat entitled "Recombination
Survey for PAKT construction" dated October 12, 2018 and recorded in Book of Maps
2018, Page 275, Franklin County Registry.

Included in the above conveyance is a perpetual non-exclusive easement for ingress,
egress and regress and the installation, repair, and replacement of utility lines over and
along the 45 foot wide private road shown as Mayodan Lane on the plats recorded in
Book of Maps 2018, Page 28 and Book of Maps 2018, Page 275, Frnaklin County
Registry.

Submitted electronically by "Moree Law, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Franklin County Register of Deeds.

The above property was acquired by Grantor by instrument recorded in Book 1172, Page 755, Franklin County Registry.

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.

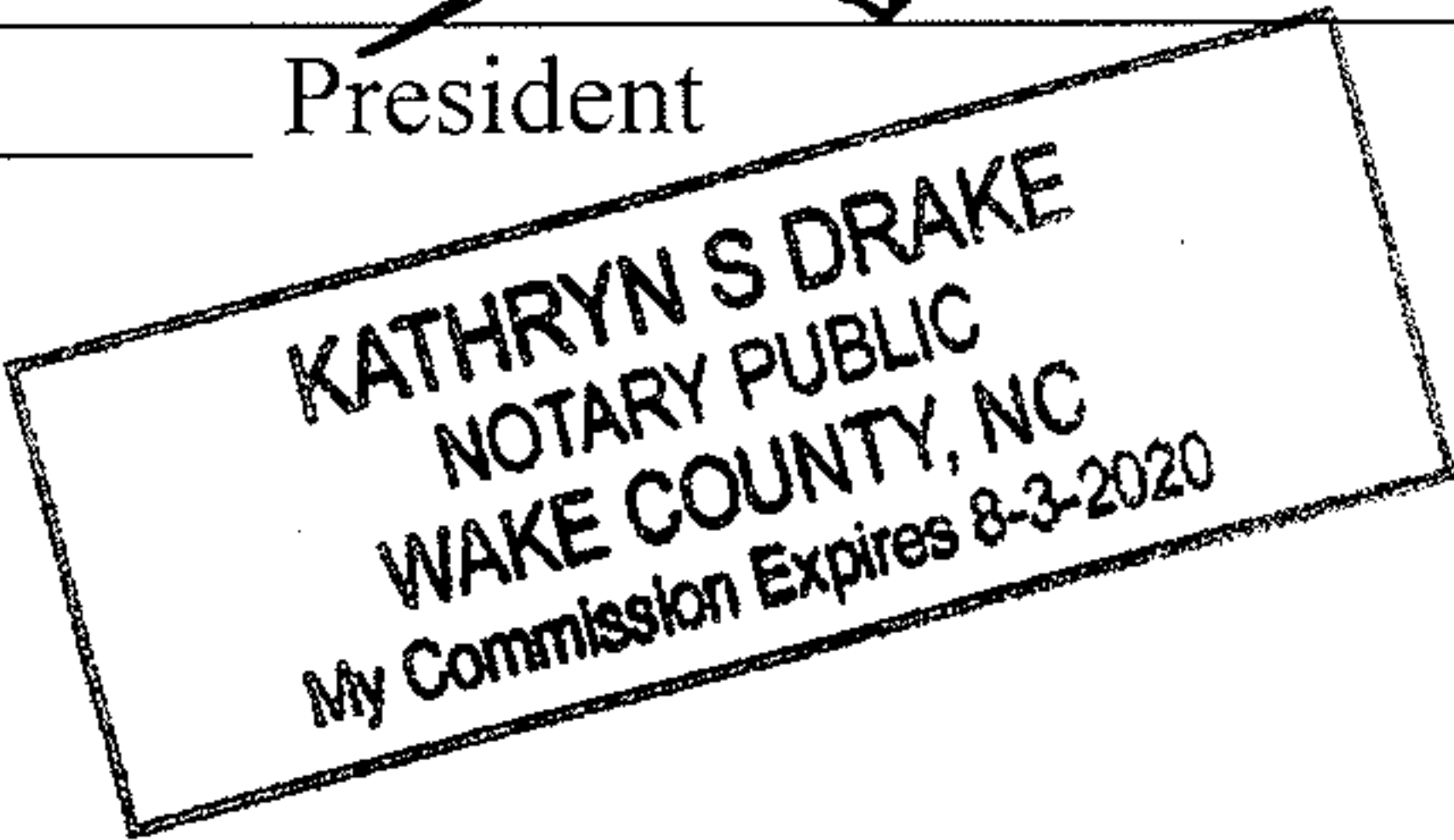
Title to the property described herein is subject to the following exceptions:

- 1. Restrictive Covenants and conditions on record, 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.

PAKT Construction, Inc.

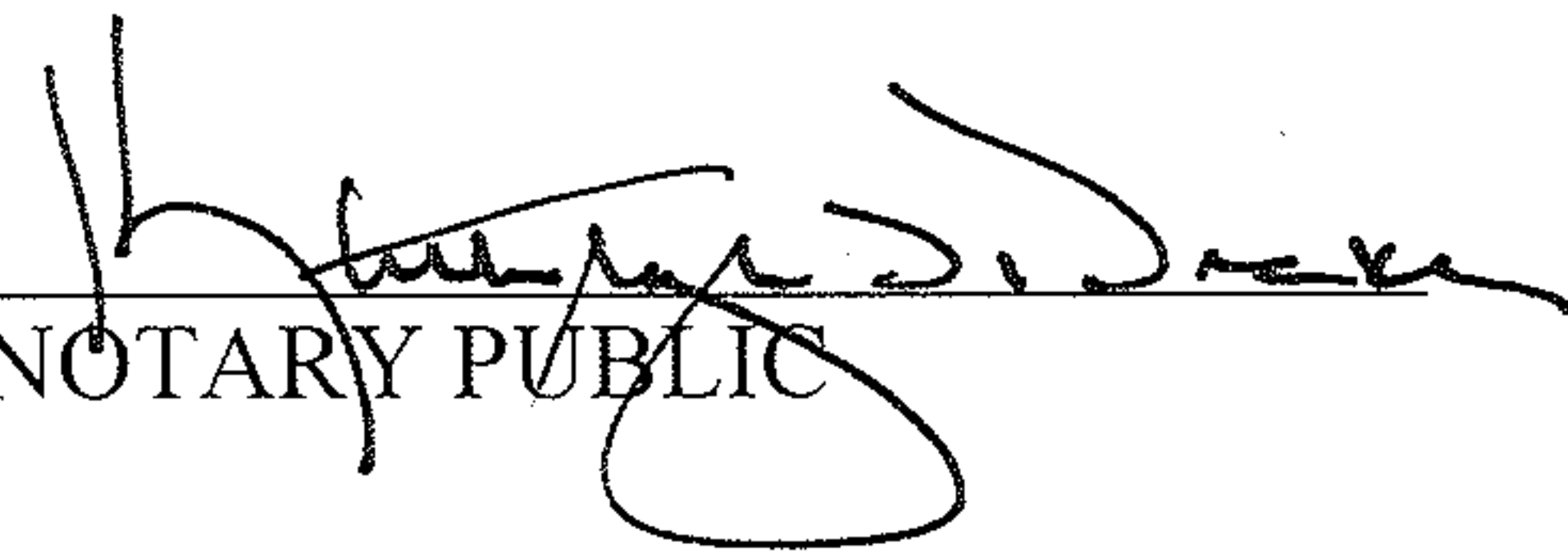
 (SEAL)
BY: _____ President



STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, Kathryn S. Drake a Notary Public of the County and State aforesaid, certify that Norman S. Dillard III, personally appeared before me this day and acknowledged that he/she is _____ President of PAKT Construction, 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 the 14th day of Jan, 2018.


NOTARY PUBLIC

My Commission Expires: 8/3/2020