

NORTH CAROLINA GENERAL WARRANTY DEED

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Excise Tax: \$600.00

Parcel Identifier No. 033748 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Warren Shackleford & Thomas, PLLC

This Instrument was prepared by a licensed North Carolina Attorney : Kimberly P. Thomas, 343 S. White Street, Wake Forest, NC, 27587

Brief description for the Index: Lot 2, 1.088 acres

THIS DEED made this April 28, 2022, by and between

GRANTOR

GRANTEE

James B. Rawlings, Jr. and wife, Dawn Gupton Rawlings

Jesus Mercado Figueroa

519 Stallings Road
Zebulon, NC 27597

619 Stallings Road
Zebulon, NC 27597

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

BEING all of Lot 2, containing 1.088 acres, as shown on plat entitled "Property of B.K. Lewis", a copy of which is recorded in Book of Maps 2000, Page 58, Franklin County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2267 page 129, Franklin County Registry.

All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor.

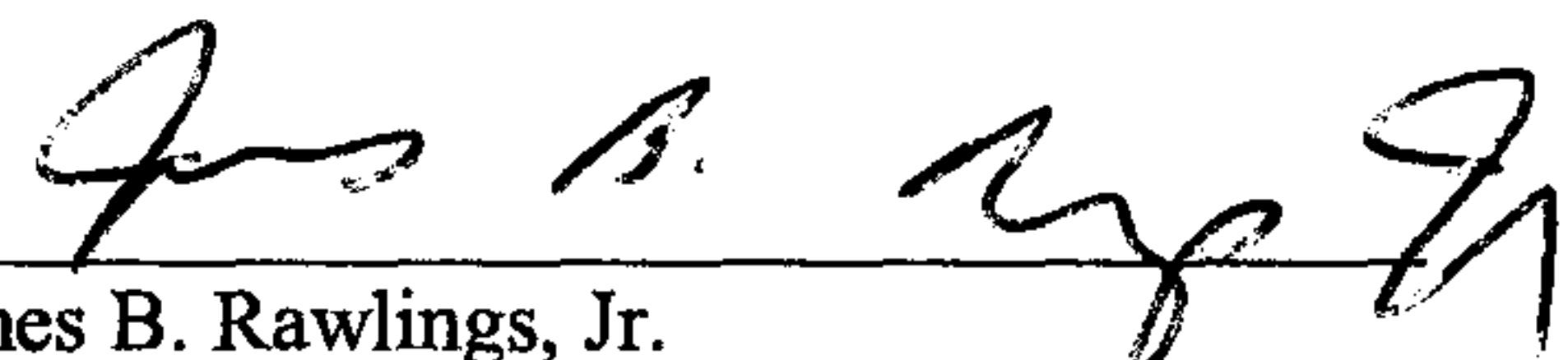
A map showing the above described property is recorded in Book of Maps 2000, Franklin County Registry.

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:

1. Subject to current year ad valorem taxes.
2. Subject to Easements and Restrictions of record which may include an obligation to pay assessments.

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


James B. Rawlings, Jr.

Dawn Gupton Rawlings

STATE OF NORTH CAROLINA - COUNTY OF Franklin

I, Diadera Privette, a Notary Public, do hereby certify that James B. Rawlings, Jr. personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

Witness my hand and official seal, this the 2nd day of May, 2022.


Notary Public

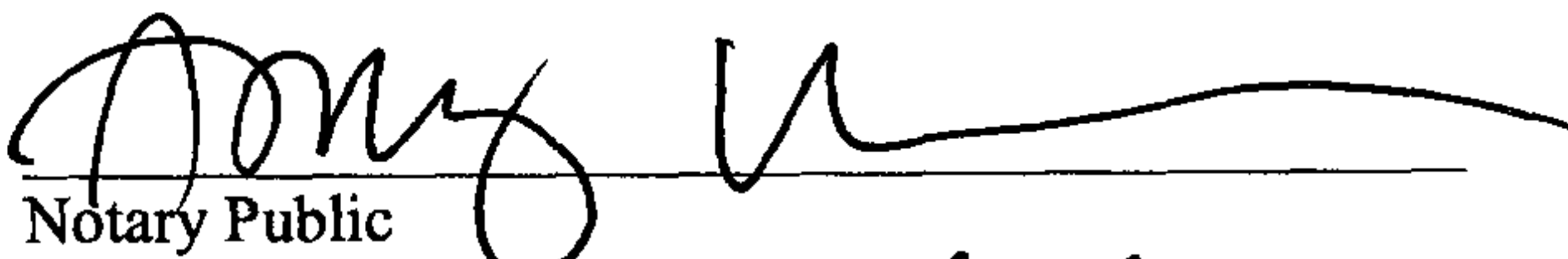
My Commission Expires: 9/2/22

DIADERA PRIVETTE
NOTARY PUBLIC
FRANKLIN COUNTY NC

STATE OF NORTH CAROLINA - COUNTY OF WAKE

I, Amy L. Warren, a Notary Public, do hereby certify that Dawn Gupton Rawlings, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

Witness my hand and official seal, this the 5 day of March, 2022.


Notary Public

My Commission Expires: 02/02/23

Amy L Warren
NOTARY PUBLIC
Wake County, NC
My Commission Expires February 2, 2023