



Doc ID: 003889650002 Type: CAP
Recorded: 11/19/2009 at 02:36:29 PM
Fee Amt: \$46.00 Page 1 of 2
Excise Tax: \$24.00
Franklin County North Carolina
Linda H. Stone Register of Deeds

BK 1754 PG 670-671

by Linda J. Marshall, deputy

North Carolina General Warranty Deed

Excise Tax 24.00 Do NOT write above this line. Recording: Time, Book and Page
This instrument prepared by: DAVIS, STURGES & TOMLINSON, ATTYS. P. O. DRAWER 708, LOUISBURG, NC
Brief description for the Index 27549 (AST)
This Deed made this 19th day of November, 2009, by and between Grantor and Grantee:
Enter in appropriate block for each party: Name, address, county, state and if appropriate entity (i.e. corporation, partnership). The designation Grantor and Grantee as used herein shall include all parties, their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

Grantor:
Ann Marie W. Mayo, Widow

Grantee:
Ronnie G. Allen, Jr.
300 Trinity Church Road
Louisburg, NC 27549

Transfer of Ownership: Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, conveys to Grantee in fee simple, the Property described below:

Property: City of _____
Township of Hayesville, County of Franklin, North Carolina.
This property was acquired by Grantor by an instrument recorded in Book _____, Page _____, _____ County.
A map showing the property is recorded in Plat Book _____, Page _____, _____ County.
The legal description of the Property is:

Being that certain 0.998 acre tract or parcel of land lying and being in Hayesville Township, Franklin County, North Carolina, as more particularly shown on that certain plat of William T. Dement, Jr., Registered Land Surveyor, dated November 16, 2009, and being entitled, "Plat of Subdivision for Anne Marie W. Mayo", a copy of said plat being recorded in Plat Book 2009, Page 218 in the office of the Register of Deeds of Franklin County, reference to which is made for a more particular and accurate description.

There is further conveyed hereby a perpetual non-exclusive right-of-way access easement over and upon that certain 50-foot Type I Private Street leading in a Westerly direction from N.C. Highway 39 to the hereinabove described lot which shall be a means of ingress, egress and regress to and from said lot and N.C. Highway 39 as shown on plat recorded in Plat Book 2009, Page 218 of the Franklin County Registry.

Continued on Page 2

After recording mail to:	Tax Lot No. _____
_____	Parcel Identifier No. _____
_____	Verified By _____ County,
_____	on the _____ day of _____, 20____.
_____	By _____

TO HAVE AND TO HOLD the said Property and all privileges and appurtenances (rights) belonging to Grantee, in fee simple.

Promises by Grantor: Grantor promises (covenants) with Grantee, that Grantor has title to the Property in fee simple; has the right to convey the title in fee simple; that the title is marketable and free and clear of all liens and encumbrances (i.e. mortgages and judgements), and Grantor will warrant and defend the title against the lawful claims of all persons, except for the following exceptions:

Restriction:

No swine or commerical livestock or animals may be kept on this property.

Signatures: Grantor has duly executed the foregoing instrument, as of the day and year first written above.

Entity	Individual
Name: _____	<u>Ann Marie W. Mayo</u> (Seal)
By: _____	_____ (Seal)
Title: _____	_____ (Seal)
By: _____	_____ (Seal)
Title: _____	_____ (Seal)
By: _____	_____ (Seal)
Title: _____	_____ (Seal)

SEAL-STAMP

INDIVIDUAL

STATE OF N.C. COUNTY OF Franklin

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Ann Marie W. Mayo, Widow

personally came before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal, this 19 day of November, 2009.

My Commission Expires: 4-23-10 _____ Notary Public

FRANKLIN COUNTY, N.C. AUBREY S. TOMLINSON, JR. PUBLIC NOTARY

SEAL-STAMP

INDIVIDUAL

STATE OF _____ COUNTY OF _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

personally came before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public

SEAL-STAMP

ENTITY: Corporation, Limited Liability Company, General Partnership, or Limited Partnership

STATE OF _____ COUNTY OF _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

personally came before me this day and acknowledged

that he is _____ 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 an act of

the Entity, has signed the foregoing instrument in its name and on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public

The foregoing Certificate(s) of _____

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____- REGISTER OF DEEDS FOR _____ COUNTY

By _____ Deputy/Assistant - Register of Deeds