

Type: CONSOLIDATED REAL PROPERTY
Recorded: 5/19/2021 2:04:06 PM
Fee Amt: \$916.00 Page 1 of 2
Revenue Tax: \$890.00
Granville County, NC
Kathy M. Taylor Reg of Deeds

BK 1840 PG 606 - 607

This instrument prepared by, Brady Law Firm PLLC, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the Granville County, NC Tax Collector upon disbursement of closing proceedings.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$890.00

Recording Time, Book and Page

Tax Map No.:

Parcel Identifier No.: 182500962896

Mail after recording to: Brady Boyette PLLC, 1025 Dresser Court, Raleigh, NC 27609

This instrument was prepared by: Brady Boyette PLLC

This Deed made this 7 day of May, 2021, by and between

GRANTOR

Donald L. Franks and spouse Georgeanna K. Franks

GRANTEE

Dwayne Andrae Jeffcoat and spouse Josephine Crystal Jeffcoat

1703 Creekview Dr
Franklinton, NC 27525

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 or parcel of land and more particularly described as follows:

BEING all of Lot 92, Ironwood Subdivision, Phase 1A, as recorded in Plat Book 35, Page 127, Sheets 1-4, Granville County Registry.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1403, Page 540, Granville County Registry.

A map showing the above described property is recorded in Book of Maps 35, Page 127, and referenced within this instrument.

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

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.

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 except for the exceptions hereinafter stated.

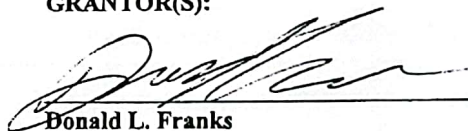
Title to the property hereinabove described is subject to the following exceptions:

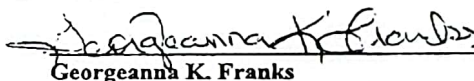
Ad Valorem Taxes for the year 2021.

Utility Easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

GRANTOR(S):

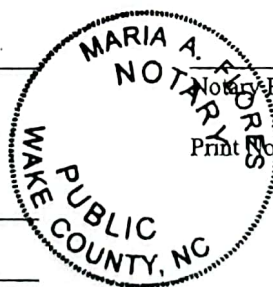
 (SEAL)
Donald L. Franks

 (SEAL)
Georgeanna K. Franks

STATE OF NC
COUNTY OF Wake

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **Donald L. Franks**. Witness my hand and official stamp or seal, this the 7 day of May, 2021.

My Commission Expires: 11-2024
STATE OF NC
COUNTY OF Wake
Notary Public
Print Notary Name: Maria A. Flores



I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **Georgeanna K. Franks**. Witness my hand and official stamp or seal, this the 7 day of May, 2021.

My Commission Expires: 11-2024
STATE OF NC
COUNTY OF Wake
Notary Public
Print Notary Name: Maria A. Flores

