



369

Doc ID: 004699850002 Type: CRP
Recorded: 02/16/2012 at 09:34:22 AM
Fee Amt: \$26.00 Page 1 of 2
Franklin County North Carolina
Brandi S. Davis Register of Deeds

BK 1843 PG 369-370

By: *Betty Hamilton Deputy*

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: -0-

Parcel Identifier No. _____

Mail To: Charles M. Draughn, III, PO Box 99, Franklinton NC 27525
This instrument was prepared by: Charles M. Draughn, III
Brief description for the Index: Property Deed Book 441 Page 223

THIS DEED made this 10th day of February, 2012 by and between

GRANTORS

Robert Malcom Ayscue, widower
707 E. Mason St.
Franklinton, NC 27525

GRANTEES

Michael Ryan Ayscue
707 E. Mason St.
Franklinton, NC 27525

Enter in appropriate block for each party: name, 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 the 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 situated in the City of Franklinton, Franklinton Township, Franklin County, North Carolina and more particularly described as follows:

Same being Lot #4 in the subdivision of the lands of Cooke & Conyers that was purchased by them from R.H. House; plat of same being recorded in Book of Maps 2 at Page 181 in the Registry of Franklin County, N.C.; same bound as follows: Bound on the North by Lot #27, East by Lot #5, South by East Mason Street or old Louisburg-Franklinton Highway, West by Lot #3; Lot being 62.0' x 159'.

Grantor specifically reserves unto himself a life estate in the property herein conveyed. Consequently the Grantee herein is receiving a vested remainder subject to the lifetime rights of the Grantor.

NOTE: Pauline Cooper Ayscue died in May 2010.

Title Not Examined

The property hereinabove described was acquired by Grantor by instrument recorded in Book 441 Page 223.

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

TO HAVE AND TO HOLD the foresaid 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:

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

By: _____
Title: _____

By: _____
Title: _____

By: _____
Title: _____

USE BLACK INK ONLY

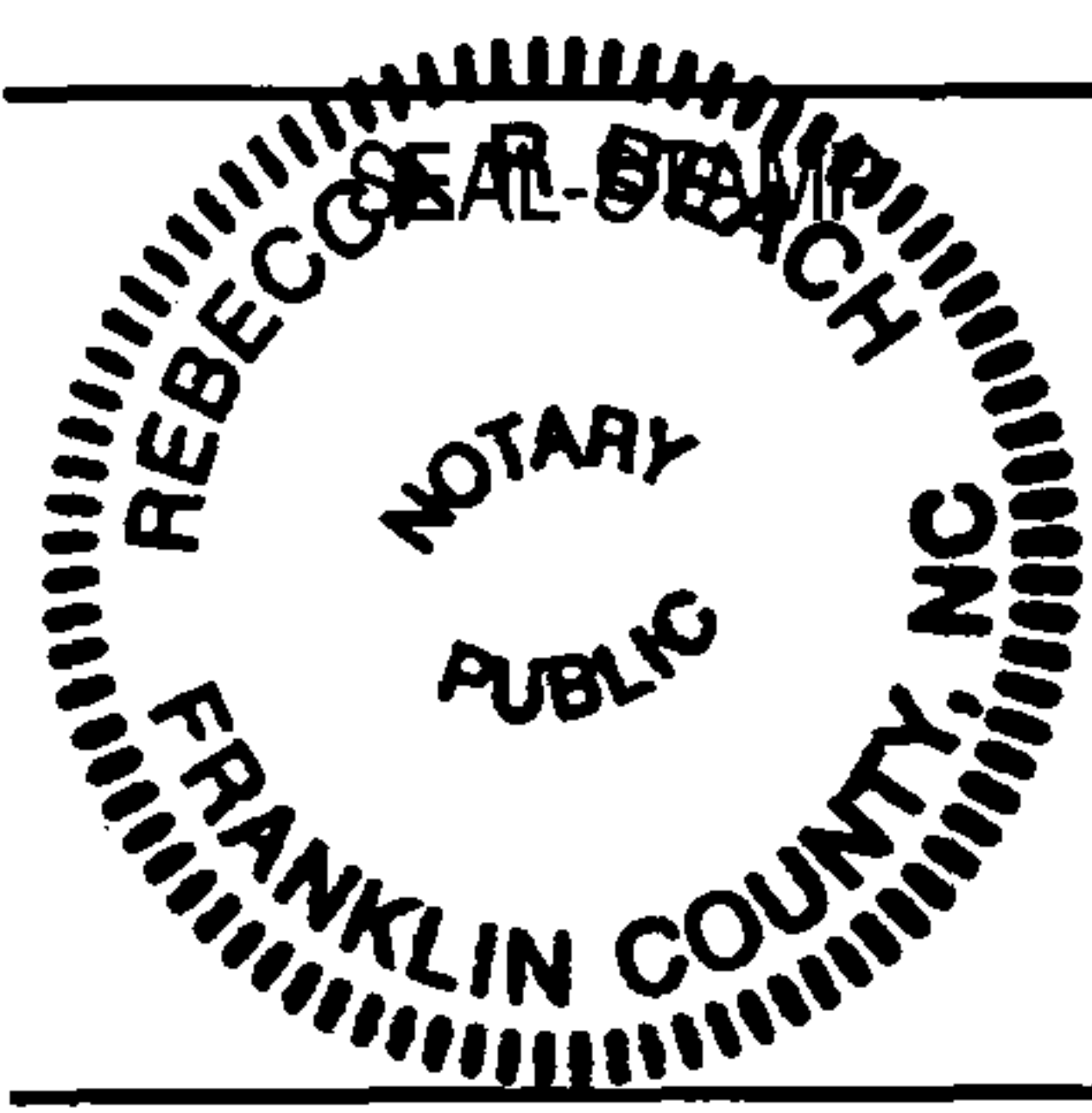
(Entity Name)

Robert Malcom Ayscue
Robert Malcom Ayscue

(Seal)

(Seal)

(Seal)



SEAL-STAMP

USE BLACK INK ONLY

State of North Carolina – County of Franklin
I, the undersigned Notary Public of the County and State aforesaid, certify that Robert Malcom Ayscue
personally appeared before me this day and acknowledge the due execution of the foregoing
instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this
14th day of February, 2012.
My Commission Expires: Oct. 5, 2015
Rebecca Beach
Notary Public

SEAL-STAMP

USE BLACK INK ONLY

State of North Carolina – County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that _____
personally appeared before me this day and acknowledged that he is the
_____ 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 the act of each entity, he
signed the forgoing instrument in its name on its behalf as its act and deed. Witness my hand and
Notarial stamp or seal this _____ day of _____, 2012.
My Commission Expires: _____

Notary Public

SEAL-STAMP

USE BLACK INK ONLY

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

Witness my hand and Notarial stamp or seal this _____ day of _____, 2012.
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