

This instrument prepared by Kyle
Smalling, a licensed North Carolina
attorney. Delinquent taxes, if any, to
be paid by the closing attorney upon
disbursement of settlement proceeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$48

Parcel Identifier No. 036868 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: Capital City Law, 116 N. Person Street, Raleigh, NC 27601

Brief description for the Index: LOT 8 ROSSIE M. COOPER SUB

THIS DEED made this 13 day of April, 2021, by and between

GRANTOR	GRANTEE
Maria Melendez Bordado, an unmarried woman 173 Maple Ave Durham, CT 06422	Salvatore Jesuele and Mary Jesuele, husband and wife 2204 Ventana Lane Raleigh, NC 27604

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

That certain tract or parcel of land designated at 1.00 acres as shown on survey of William T. Dement, Jr., RLS, dated May 5, 2003, entitled "Plat of Boundary Survey of Lot 8, Rossie M. Cooper Subdivision for Tyeasha Cooper, Franklinton Township, Franklin County, North Carolina." Said plat is recorded in Map Book 2003, Page 129, Franklin County Registry, which is referred to for a more complete and accurate description.

Said conveyance is subject to that 45' Type 1 Private Street as shown on plat herein above described

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2195 page 1357. 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 Plat Book 2003 page 129.

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.

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

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: easements, covenants, and restrictions of record.

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

Maria Melendez Bordado (SEAL)
Print/Type Name: Maria Melendez Bordado

State of PUERTO RICO – County of MANATI AFF. NO.: 11,805

I, the undersigned Notary Public of the County and State set forth on my seal, certify that Maria Melendez Bordado personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 13 day of April, 20 21

My Commission Expires: N/A

Eulys Hernandez
Notary Public

