

This instrument was prepared by Kyle Smalling, a
licensed North Carolina
Attorney. Delinquent taxes if any to be
paid by the closing attorney to the
Franklin County, NC Tax Collector upon
disbursement of closing proceeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 62

Parcel Identifier No. 038417 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 12 ROSSIE COOPER

THIS DEED made this 5 day of March, 2021, by and between

GRANTOR

GRANTEE

Rossie R. Cooper, an unmarried woman

Scott Heslin and Melissa P. Heslin, husband and wife

5000 Clayton Road
Maryville, TN 37804

1234 West River Road
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, parcel of land or condominium unit situated in the City of Franklinton, Franklin County, North Carolina and more particularly described as follows:

BEING all of Lot 12, as shown on Plat of Boundary Survey of Lots 11, 12 & 13, Rossie M. Cooper Subdivision for Rossie M. Cooper, recorded in Plat Book 2005, Page 401, Franklin County Registry.

INCLUDING a right of ingress, regress, and regress over that certain 45' Type I Private Street Extended shown on Plat Book 2005, Page 401, Franklin County Registry.

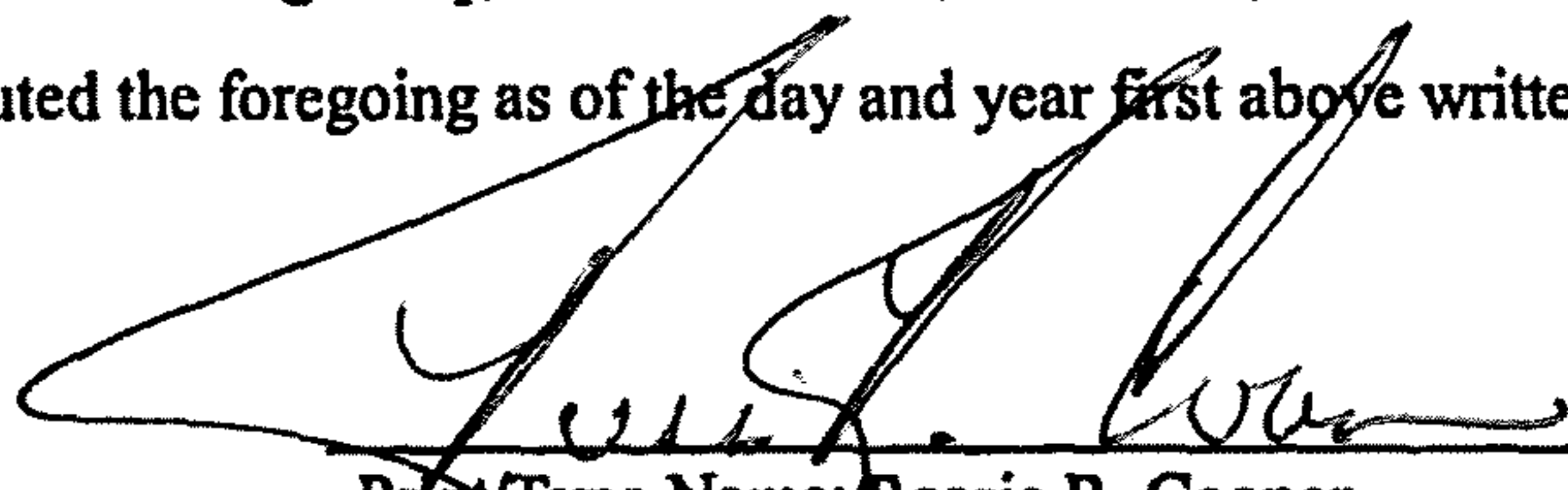
Which has the following street address: 1234 W. River Road, Franklinton, NC 27525.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1910 page 692-693. All or a portion of the property herein conveyed _____ includes or ☒ does not include the primary residence of a Grantor. A map showing the above described property is recorded in Plat Book 2005 page 401.

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: 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.

 (SEAL)
Print/Type Name: Rossie R. Cooper

State of North Carolina - County of Wake

I, the undersigned Notary Public of the County and State set forth on my seal, certify that Rossie R. Cooper 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 5 day of March, 2021.

My Commission Expires: 9/17/2024


Notary Public

