


Doc No: 10099784
Recorded: 05/06/2025 09:21:38 AM
Fee Amt: \$26.00 Page 1 of 2
Excise Tax: \$0.00
Franklin County North Carolina
Brandi S. Brinson, Register of Deeds
BK 2396 PG 228 - 229 (2)

Excise Tax: \$0.00

Tax Lot No. _____

Parcel Identifier No. Part of 012360

Mail after recording to: Larry E. Norman, P.O. Box 566, Louisburg, N.C. 27549

This instrument was prepared by Larry E. Norman, Attorney, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

NO TITLE EXAMINATION PERFORMED

Brief description for the Index: Alert Road – 5900 square foot

NORTH CAROLINA WARRANTY DEED

THIS DEED, made this the 5 day of May, 2025, by and between **THOMAS DALE JARMAN**, GRANTOR, and **CODY LEE JARMAN**, GRANTEE, whose permanent address is: 140 Hogwood Road, Louisburg, NC 27549.

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 situated in the Sandy Creek Township, Franklin County, North Carolina and more particularly described as follows:

BEING all of that tract or parcel containing 5,900 total square foot (4,099 net square foot) as shown on that particular plat entitled "Recombination Plat for Thomas Dale Jarman and Cody Jarman, Sandy Creek Township, Franklin County, North Carolina", said plat being prepared by Thomason Land Surveying, PLLC, and recorded in the Franklin County Register of Deeds in Deed Book 2025, Page 120.

The property hereinabove described was acquired by Grantor by instrument recorded in Book: 2379 Pages 1658-1660.

The property herein conveyed does not contain 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 title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

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

Thomas Dale Jarman (SEAL)
THOMAS DALE JARMAN

STATE OF NORTH CAROLINA
FRANKLIN COUNTY

I, D. Lynn Sanders, A Notary Public of the County and State aforesaid, certify that THOMAS DALE JARMAN personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 5 day of May, 2025.

My commission expires: 3/7/2028

D. Lynn Sanders
NOTARY PUBLIC

