

This instrument prepared by: Aubrey S. Tomlinson, Jr.
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.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 80

Parcel Identifier No. 016240, 016241 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: _____
This instrument was prepared by: DAVIS, STURGES & TOMLINSON, PLLC, P. O. DRAWER 708, LOUISBURG, NC
27549 (AST)

Brief description for the Index: _____

THIS DEED made this 23 day of February, 2022, by and between

GRANTOR

George D. Davis, Jr. and wife,
Gentry F. Davis and
Charles M. Davis and wife,
Martha F. Davis

GRANTEE

R&R Construction of Louisburg, LLC,
a North Carolina Limited Liability
Company
689 Trinity Church Road
Louisburg, NC 27549

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 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 _____, Louisburg Township, Franklin County, North Carolina and more particularly described as follows:

See "Exhibit A" attached hereto.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

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 _____ page _____.

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:

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

(Entity Name)

By: _____

Print/Type Name & Title: _____

By: _____

Print/Type Name & Title: _____

By: _____

Print/Type Name & Title: _____

George D. Davis, Jr. (SEAL)
Print/Type Name: George D. Davis, Jr.

Gentry F. Davis (SEAL)
Print/Type Name: Gentry F. Davis

Charles M. Davis (SEAL)
Print/Type Name: Charles M. Davis

Martha F. Davis (SEAL)
Print/Type Name: Martha F. Davis

State of North Carolina - County or City of Franklin

I, the undersigned Notary Public of the County or City and State aforesaid, certify that George D. Davis, Jr. and wife, Gentry F. Davis - 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 28 day of February, 2022.

My Commission Expires: 5-4-25

[Signature] Notary Public
Notary's Printed or Typed Name

State of North Carolina - County or City of Franklin

I, the undersigned Notary Public of the County or City and State aforesaid, certify that Charles M. Davis and wife, Martha F. Davis - 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 28 day of February, 2022.

My Commission Expires: 7-13-2022

Phyllis L. Davis Notary Public
Notary's Printed or Typed Name

SEAL STAMP

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City 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 such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____

Notary Public
Notary's Printed or Typed Name

CALIN SCOTT

EXHIBIT A

Re: Warranty Deed from George D. Davis, Jr. and wife, Gentry F. Davis and Charles M. Davis and wife, Martha F. Davis to R&R Construction of Louisburg, LLC

TRACT 1: Lot 15 (Franklin County Tax Parcel #016240) of Green Hill Estates Subdivision, recorded in Map Book 6, Page 102, Franklin County Registry

TRACT 2: Lot 17 (Franklin County Tax Parcel #016241) of Green Hill Estates Subdivision, recorded in Map Book 6, Page 102, Franklin County Registry.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. Said lot shall be used for single family residential purposes only, and not for business, manufacturing, commercial or apartment house purposes.
2. Only one single family residence and such outbuildings as are appurtenant thereto shall be erected or allowed to remain on said lot.
3. Single family houses constructed on said lot shall contain a minimum of 1,500 square feet of living space exclusive of porches and garages.
4. No mobile homes or modular homes shall be placed on said lot.
5. This lot is sold subject to all zoning ordinances and regulations for the Town of Louisburg so far as the same apply to the lot herein conveyed.