

This certifies that there are no delinquent ad valorem real estate taxes, which the Franklin County Tax Collector is charged with collecting, that are a lien on:
Parcel ID (s): 035622
This is not a certification that this Franklin County Parcel ID number(s) matches this Deed description.
By Allison Wright Date 11/7/2016
Tax Collector / Clerk


Doc ID: 005368050003 Type: CRP
Recorded: 11/07/2016 at 01:59:54 PM
Fee Amt: \$126.00 Page 1 of 3
Revenue Tax: \$100.00
Franklin County North Carolina
Brandi S. Davis Register of Deeds
BK **2068** PG **310-312**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 100⁰⁰

Parcel Identification No. 035622 Verified by _____ County on the _____ day of _____, 2016
By: _____

Mail/Box to: Grantee

This instrument was prepared by: A. Harrison, President

Brief description for the Index: Lot 3, Plat Map 2002 Page 115, Balance Rock Rd., Franklin Co., NC

THIS DEED made this 1st day of Nov, 2016, by and between

GRANTOR

ARREIS, INC.
PO Box 41251
Raleigh, NC 27629

GRANTEE

JOSE MARVIN CALLES
4223 Middle Oak Dr. #207
Raleigh, NC 27616

This property is not a primary residence of Grantor.

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 City of __, Hayes Township, Franklin County, North Carolina and more particularly described as follows:

Parcel ID **035622**

Lot 3, Plat Map 2002 Page 115, Balance Rock Rd., Franklin Co., NC and being further described as follows:

That certain tract or parcel of land lying and being located in Hayes Township, Franklin County, North Carolina,

Lot 3, containing 12.26 acres, as shown on survey by Rightmyer & Associates, PA, dated April 2, 2002, entitled "Subdivision Plat for Milton Campos", and recorded in Book of Maps 2002, Page 115, Franklin Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2063 Page 184. A map showing the above described property is recorded in Plat Book 2002, Page 115, Franklin County Registry.

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

1. General service and utility easements, rights of way and restrictions of record, and
2. 2016 ad valorem taxes

IN WITNESS WHEREOF, Grantors have set their hands and seals the day and year first above written.

Arreis, Inc
(Corporate Name)

By: Ardine Harrison (SEAL)
Ardine Harrison
_____, President

NORTH CAROLINA

WAKE COUNTY

I, ENZO J. BASKOVICH, a Notary Public of the County and State aforesaid do certify that Ardine Harrison, personally came before me this day and acknowledged that she is President of ARREIS, Inc., a North Carolina corporation, and that as President being authorized to do so, executed the foregoing instrument on behalf of the corporation.

Witness my hand and official seal, this the 1ST day of NOVEMBER 2016.

Affix Notary
Stamp/Seal
HERE



Enzo J. Baskovich

Notary Public Signature

ENZO J. BASKOVICH

Printed Notary Name

My Commission Expires: DEC 10th, 2020