

NORTH CAROLINA GENERAL WARRANTY DEED

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Excise Tax: \$270.00 Parcel Identifier No. 027301 & 027302 Verified by _____ County on the ____ day of _____, 20____

By: _____

Mail/Box to: Warren Shackleford & Thomas, PLLC

This Instrument was prepared by a licensed North Carolina Attorney : Kimberly P. Thomas, 343 S. White Street, Wake Forest, NC, 27587

Brief description for the Index: Lots 9 & 10 River View Estates

THIS DEED made this May 12, 2023, by and between

GRANTOR

Michael Francis Punte and wife, Ashley Cameron Punte

199 Peyton Lane
Kittrell, NC 27544

GRANTEE

Cody L. Davis, an unmarried man

6814 NC 96 HWY W
Youngsville, NC 27596

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 Lots 9 and 10, River View Estates, as shown on plat recorded in Plat Record File 3, Slide 91-24, and Right of Way of River View Drive as shown on plat, Franklin County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2203 page 1651, Franklin County Registry.

All or a portion of the property herein conveyed _____ includes or ☒ does not include the primary residence of a Grantor.

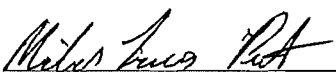
A map showing the above described property is recorded in Plat Record File 3, Slide 91-24, Franklin County Registry.

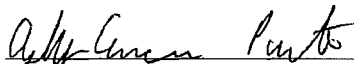
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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, other than the following exceptions:

1. Subject to current year ad valorem taxes.
2. Subject to Easements and Restrictions of record which may include an obligation to pay assessments.
3. Subject to Restrictive Covenants recorded in Book 939, Page 322 and amended in Book 985, Page 158, Franklin County Registry.

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


Michael Francis Punte


Ashley Cameron Punte

STATE OF NORTH CAROLINA

COUNTY OF FRANKLIN

I, Kimberly P. Thomas, a Notary Public, do hereby certify that Michael Francis Punte and Ashley Cameron Punte personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 15th day of May, 2023.


Notary Public, Kimberly P. Thomas

My Commission Expires: June 30, 2026

