

This instrument prepared by, Brady Law Firm PLLC,
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 proceedings.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$830.00	Recording Time, Book and Page
Tax Map No.:	Parcel Identifier No.: 038975

Mail after recording to: Brady Boyette PLLC, 1025 Dresser Court, Raleigh, NC 27609

This instrument was prepared by: Brady Boyette PLLC

This Deed made this 20th day of November, 2023, by and between

GRANTOR	GRANTEE
Hunter Scott Stephens and spouse, Abbie Marie Stephens	Ashton Brosh and spouse, Juliana Piazza Brosh
487 Barr Road Blountville, TN 37617	220 Clubhouse Drive 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 or parcel of land and more particularly described as follows:

BEING all of Lot 128 in Olde Liberty Golf Club Subdivision, Phase III, as shown on the map recorded in Book of Maps 2006, Page 275, Franklin County Registry, to which map reference is hereby made for a more particular description.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2158, Page 1993, Franklin County Registry.

A map showing the above described property is recorded in Book of Maps 2006, Page 275, and referenced within this instrument.

submitted electronically by "Brady Law Firm PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Franklin County Register of Deeds.

The above described property ☒ does ☐ does not include 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 the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

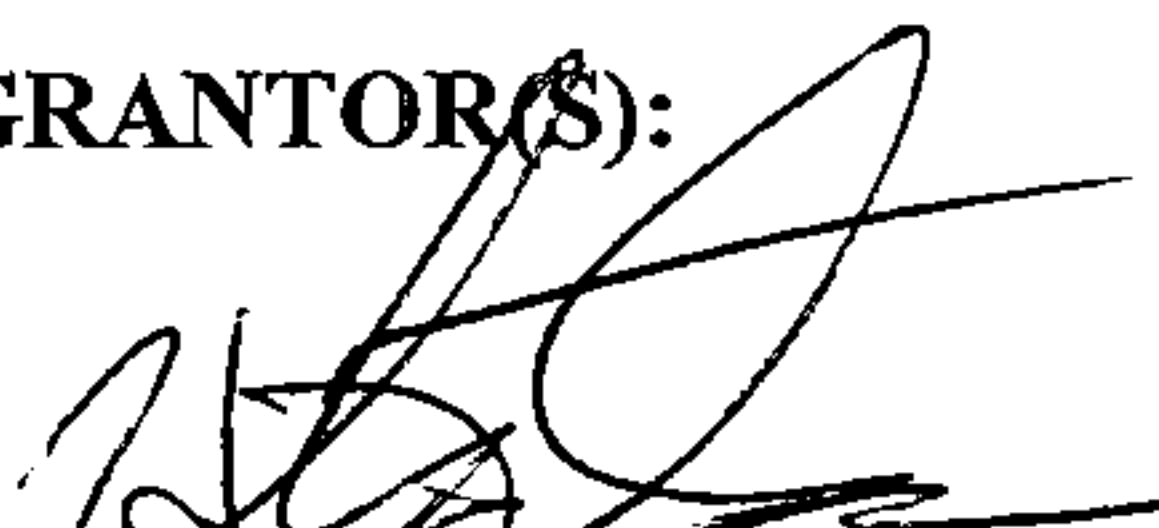
Title to the property hereinabove described is subject to the following exceptions:

Ad Valorem Taxes for the year 2023.

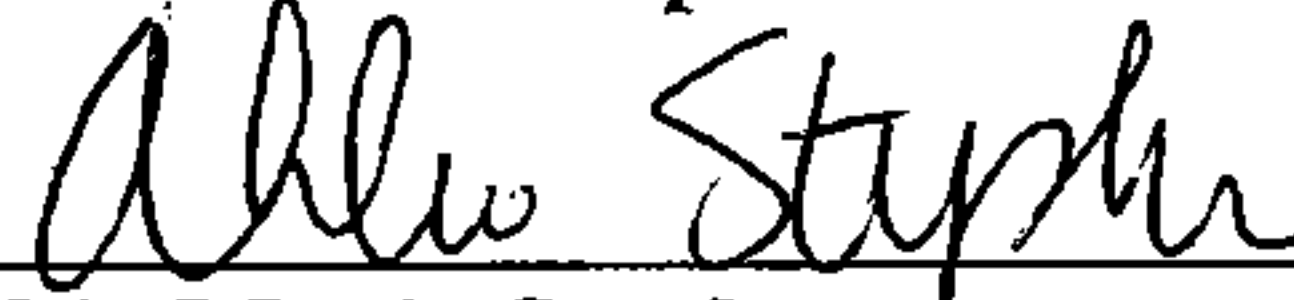
Utility Easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

GRANTOR(S):



Hunter Scott Stephens



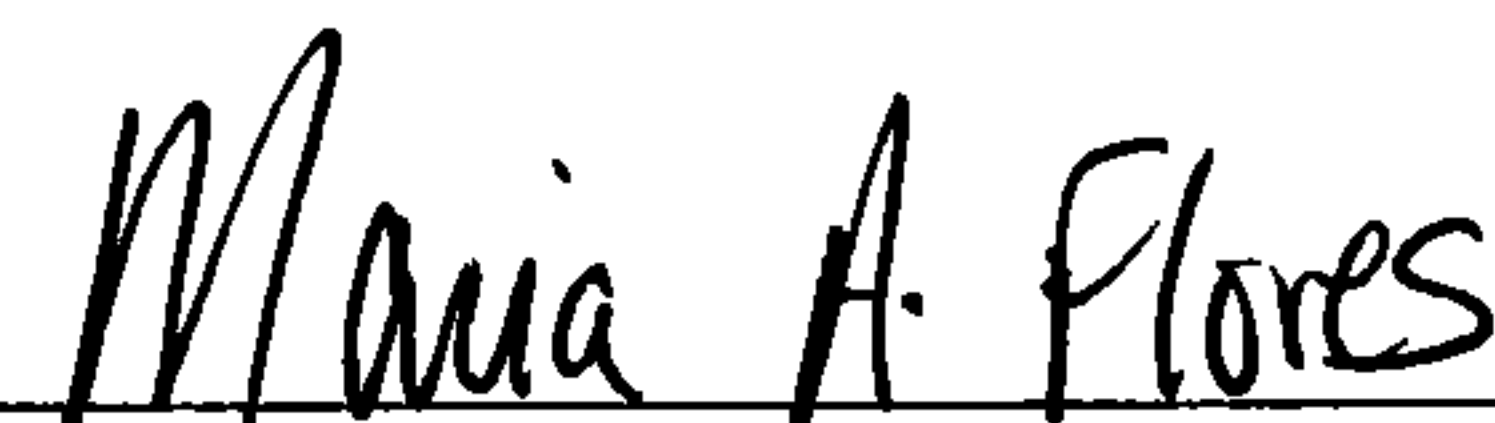
Abbie Marie Stephens

STATE OF NC

COUNTY OF Wake

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **Hunter Scott Stephens** and **Abbie Marie Stephens**. Witness my hand and official stamp or seal, this the 20 day of November, 2023.

My Commission Expires: 1-1-2024


Notary Public

Print Notary Name: Maria A. Flores

