

This instrument prepared by, Ragsdale Liggett 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.

Revenue: \$0.00	(For Recording Data)
Parcel Identifier/Tax Account/PIN No.:	044247
Brief Description for the Index:	Lot 13 The Retreat at Green Haven
Prepared by:	Ragsdale Liggett PLLC (Murray) <i>without title search or tax advice</i>
Return to:	Grantee
Property Address:	15 Green Haven Blvd., Youngsville, NC 27596

NORTH CAROLINA WARRANTY DEED

This Deed is made as of this the 7th day of November 2021, by and between **Diego Pablo Teran and spouse, Nina Teran**, with a mailing address of 15 Green Haven Blvd., Youngsville, NC 27596 (**"Grantor"**) and **Diego Pablo Teran and spouse, Nina Teran** with a mailing address of 15 Green Haven Blvd., Youngsville, NC 27596 (**"Grantee"**).

For valuable consideration paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor has and by these presents does hereby grant, bargain, sell and convey unto Grantee in fee simple absolute all of that certain lot, parcel of land or unit of ownership (the "Premises") located in Youngsville Township, Franklin County, North Carolina and more particularly described as follows:

Being all of Lot 13, as shown on those Plats entitled "Final Plat for The Retreat at Green Haven", prepare by Cawthorne, Moss & Panciera, P.C. Professional Land Surveyors, dated September 26, 2017 and revised June 5, 2018 and then recorded in Book 2018, Page 176-177, Franklin County Registry.

ALSO BEING the same Premises conveyed to Grantor by deed recorded in Book 2234, Page 31, Franklin County Registry.

All of a portion of the Premises does include the primary residence of a Grantor. The purpose of this deed is to create a Tenancy by the Entirety ownership as between the Grantee.

A map showing the Premises is recorded in Plat Book 2018, Pages 176-177, Franklin County Registry.

TO HAVE AND TO HOLD the Premises and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And Grantor covenants with 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.

The designation of the Grantor and the Grantee as used in this Deed includes the parties expressly named herein, their heirs, successors, and assigns and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

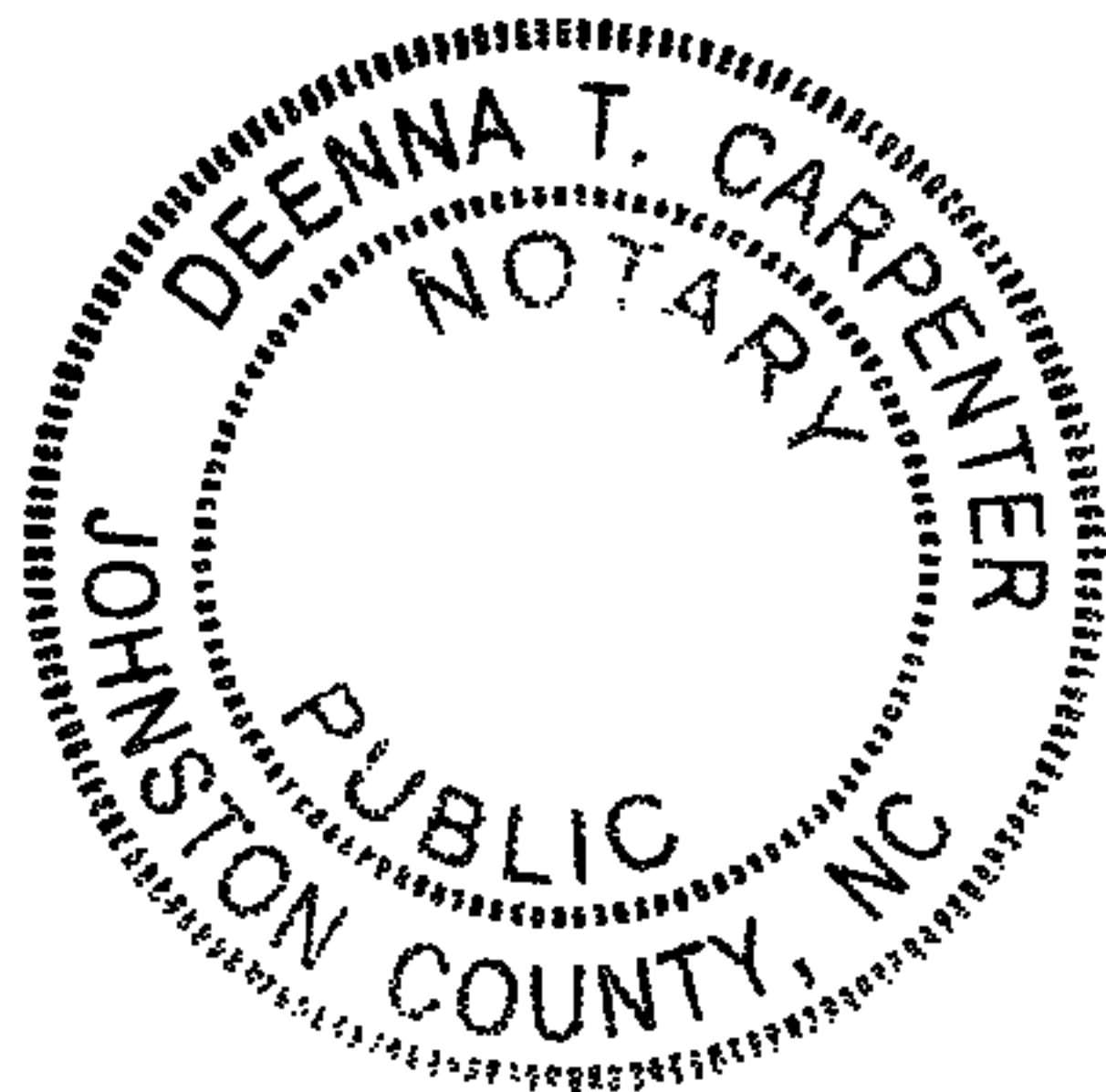
****Signature page attached****

 (SEAL)
Diego Pablo Teran

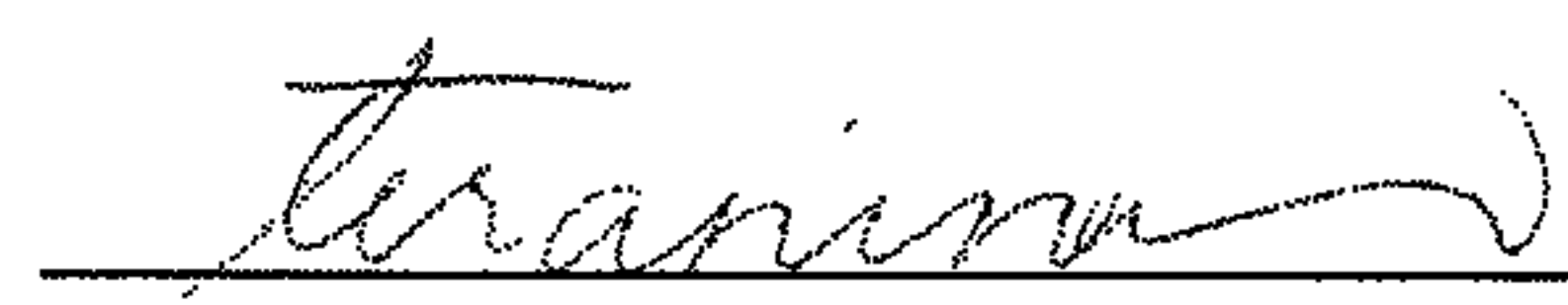
STATE OF NC
 COUNTY OF Wake

I, a Notary Public of Johnston County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Diego Pablo Teran**.

Date: 11 | 4 | 2021



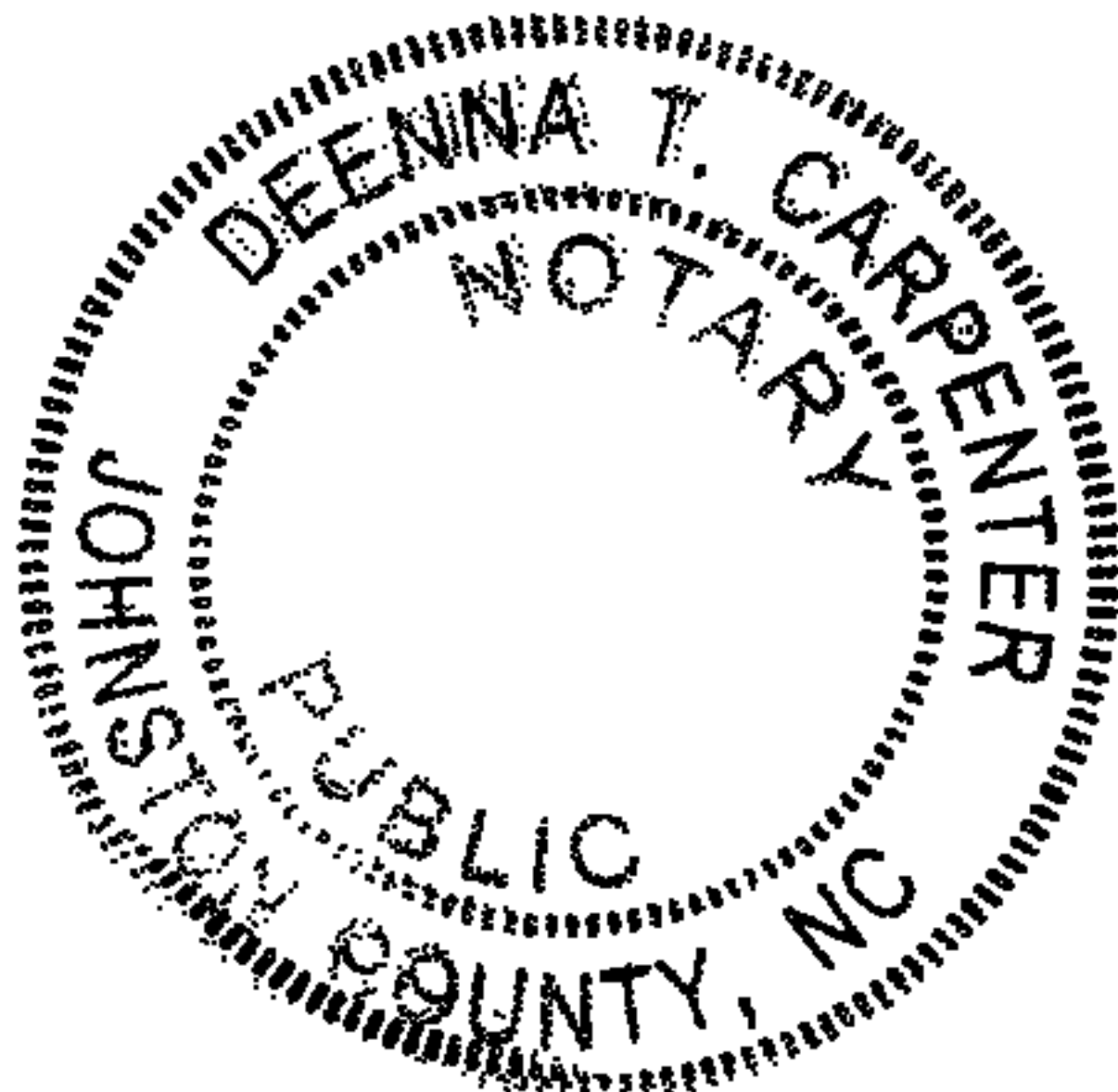

 Notary Public
 Printed Name of Notary: Deenna T. Carpenter
 My commission expires: 1 | 30 | 2023

 (SEAL)
Nina Teran

STATE OF NC
 COUNTY OF Wake

I, a Notary Public of Johnston County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Nina Teran**.

Date: 11 | 4 | 2021




 Notary Public
 Printed Name of Notary: Deenna T. Carpenter
 My commission expires: 1 | 30 | 2023