

This instrument prepared by, The North Carolina Real Est
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: \$430.00

Parcel Identifier No. 001244 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Christopher N. Ellwood, 15 Lakewood Acres, Zebulon, NC 27597

This instrument was prepared by: North Carolina Real Estate Law Firm, 6739 Falls of the Neuse Road, Suite 201, Raleigh, NC 27615

Brief description for the Index: _____

THIS DEED made this 10th day of May, 2021, by and between

GRANTOR

GRANTEE

Christin Anne Harrison and husband, Johnathan Harrison
7108 Old Bunch Rd
Wendell, NC 27591

Christopher N. Ellwood, unmarried
15 Lakewood Acres
Zebulon, NC 27597

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 Zebulon, _____ Township, Franklin County, North Carolina and more particularly described as follows:

See attached Exhibit "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2006 page 458.

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 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.

Christin Anne Harrison (SEAL)

Print/Type Name: Christin Anne Harrison

Johnathan Harrison (SEAL)

Print/Type Name: Johnathan Harrison

State of North Carolina – County of Franklin

I, the undersigned Notary Public of the County and State aforesaid, certify that Christin Anne Harrison and Johnathan Harrison 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 16th day of May, 20 21.

My Commission Expires: 09/26/2022

Michelle P. Vitale

Notary Public

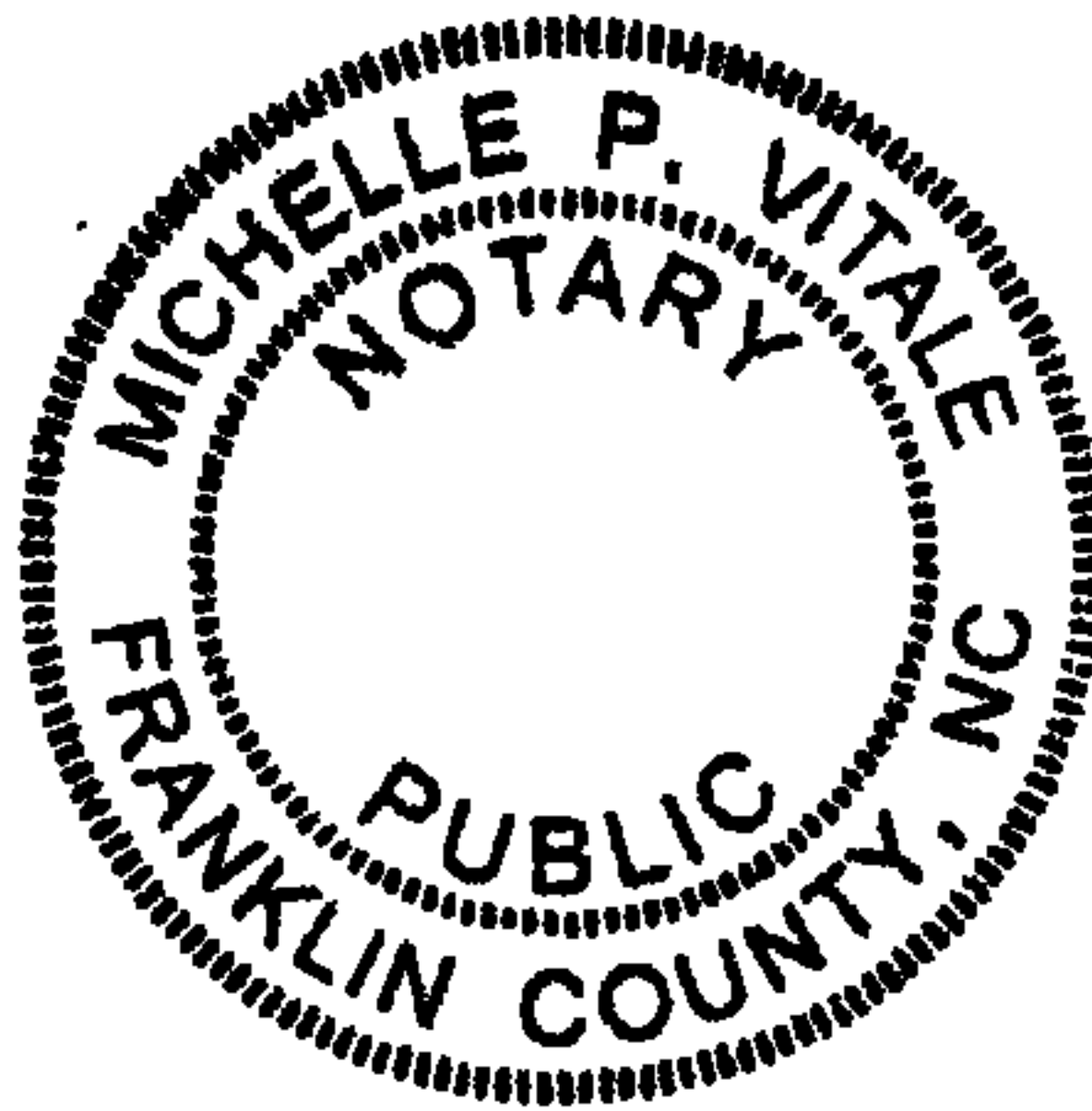


Exhibit "A"

BEGINNING at an existing iron pipe in the center line of State Road 1763 in the boundary line between the Curtis Carlyle property and this tract, and runs thence South 70 degrees 12' East 260.28 feet to a new iron pipe; runs thence South 19 degrees 48' West 135.85 feet to a new iron pipe; runs thence North 67 degrees 58' West 143.02 feet to a new iron pipe, runs thence North 43 degrees 26' West 169.05 feet to a point in the center line of State Road 1763; runs thence with the center line of State Road 1763 North 51 degrees 35' East 63.71 feet to the point of **BEGINNING**, containing 0.74 acre, more or less, as shown on map by Mullen, Williams & Pearce, P.A., dated 4-7-80, and entitled "House Location for Earl Carlyle, Dunn Township, Franklin County, North Carolina".

TOGETHER with the right of easement to use as a roadway for ingress to and egress from the above described property a 30-foot wide strip of land more fully described in Deed from J. Earl Carlyle and wife, Bethie Bell Carlyle to Billy Irvin Martin and wife, Shirley Ann Martin, dated September 1, 1981 and recorded in Book 802, Page 200, Franklin County Registry.