BK 2284 PG 348 - 349 (2) DOC# 10054773
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Fee: $26.00 Tax: $728.00
Franklin County, North Carolina
Brandi Smith Brinson, Register of Deeds

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: $728.00

Parcel Identifier No. 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 : James S. Warren, 343 S. White Street, Wake Forest, NC, 27587

Brief description for the Index: Lots 5-11 Wildflower Subdivision

THIS DEED made this December 20, 2021, by and between

GRANTOR	GRANTEE
Brothers Development, L.L.C. 715 A South Garnett St. Henderson, NC 27536	WW Properties & Rentals, LLC 715 A South Garnett St. Henderson, NC 27536

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

BEING all of Lots 5-11 Wildflower Subdivision as shown on plat recorded in Book of Maps 2021, Page 447, Franklin County Registry.

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

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North Carolina Association of Realtors, Inc. - Standard Form 3

Submitted electronically by "Warren, Shackleford & Thomas, P.L.L.C."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Franklin County Register of Deeds.

A map showing the above described property is recorded in , 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 Easements and Restrictions of record.

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

Brothers Development, L.L.C.

BY: _____

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, _____, a Notary Public certify that Daniel White (Name of attesting official) personally came before me this day and acknowledged that he/she is manager (Title of attesting official) of Brothers Development, L.L.C., a Corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its manager, (Title of Official), sealed with its corporate seal, and attested by himself (or herself) as its manager (Title of attesting official).

Witness my hand and official seal, this the 22 day of December, 2021.

_____

Notary Public

JAMES S. WARREN NOTARY PUBLIC WAKE COUNTY, NC

Printed Name: _____

My Commission Expires: 10.3.2025

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This standard form has been approved by:
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