

This instrument prepared by, Kathryn S. Drake, Attorney at l
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.

Type: CONSOLIDATED REAL PROPERTY
Recorded: 8/9/2017 3:12:03 PM
Fee Amt: \$806.00 Page 1 of 2
Revenue Tax: \$780.00
Franklin County North Carolina
Brandi S. Davis Register of Deeds

BK 2109 PG 286 - 287

RETURN TO: Kathryn S. Drake, Attorney at Law, PA
12324 Hampton Way Drive, Suite 101, Wake Forest, NC 27587

PREPARED BY: Kathryn S. Drake, Attorney at Law, PA
12324 Hampton Way Drive, Suite 101, Wake Forest, NC 27587

BRIEF DESCRIPTION: Lot 62, Rivers Edge Subdivision

REVENUE STAMPS: \$780.00
TAX IDENTIFICATION: 036912
PARCEL IDENTIFICATION: 1861-56-4763

Prepared by and Hold for:
Kathryn S. Drake
Attorney at Law

N/A If initialed, the property includes the primary residence of at least one of
the Grantors, otherwise, note as N/A. (per NC GS § 105-317.2)

NORTH CAROLINA GENERAL WARRANTY DEED

This deed made this 8th day of August, 2017, by and between:

GRANTOR: Karsten Poulsen, and wife,
Edith W Poulsen
400 Kitty Hawk Dr
Morrisville, NC 27560

GRANTEE: John Nicholas Morgan, and wife,
Jennifer Morgan
160 Rivers Edge Drive
Youngsville, NC 27596

Grantor, for valuable consideration paid by Grantee, receipt of which is hereby
acknowledged, does grant, convey and transfer unto Grantee in fee simple the property
described as follows:

TOWNSHIP OF YOUNGSVILLE

COUNTY OF FRANKLIN

Submitted electronically by "Kathryn S. Drake, Attorney at Law, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Franklin County Register of Deeds.

Being all of Lot 62, Rivers Edge Subdivision, Phase II, according to the plat thereof recorded in Book of Maps 2004, Pages 52A-52C in the office of the Register of Deeds of Franklin County North Carolina

The above property was acquired by Grantor by instrument recorded in Book 1611, Page 102, FRANKLIN County Registry.

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

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 to the property against the lawful claims of all others except for the exceptions set out below.

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

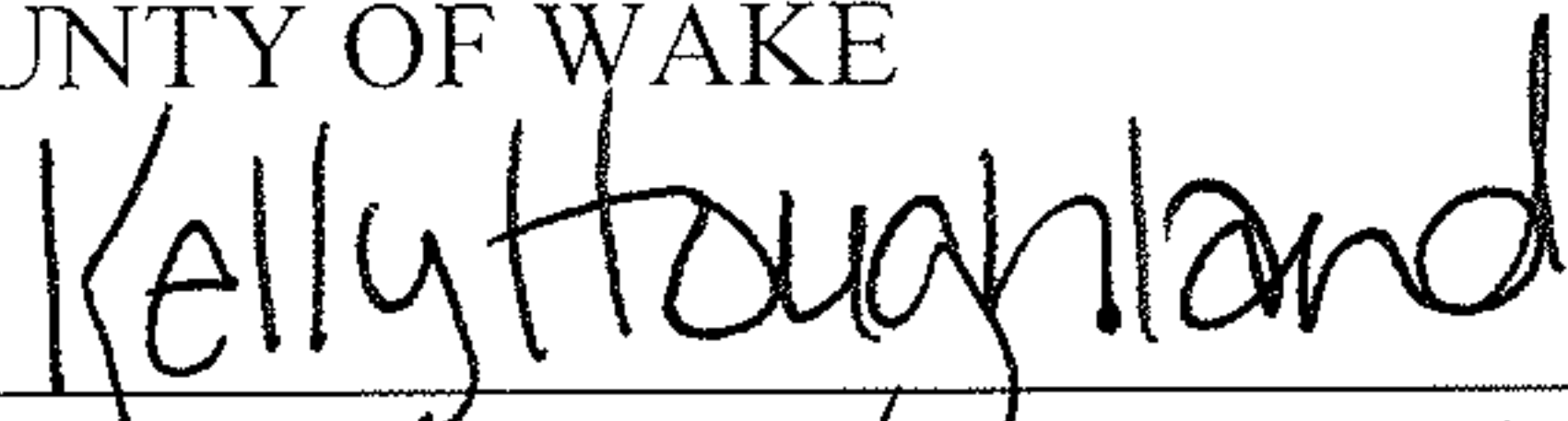
- 1. Restrictive Covenants recorded in Book 1382, Page 485; Book 1671, Page 337, FRANKLIN County Registry.

IN WITNESS WHEREOF, Grantor has set his hand and seal or if corporate, has caused this instrument to be signed in its corporate name by a duly authorized officer.

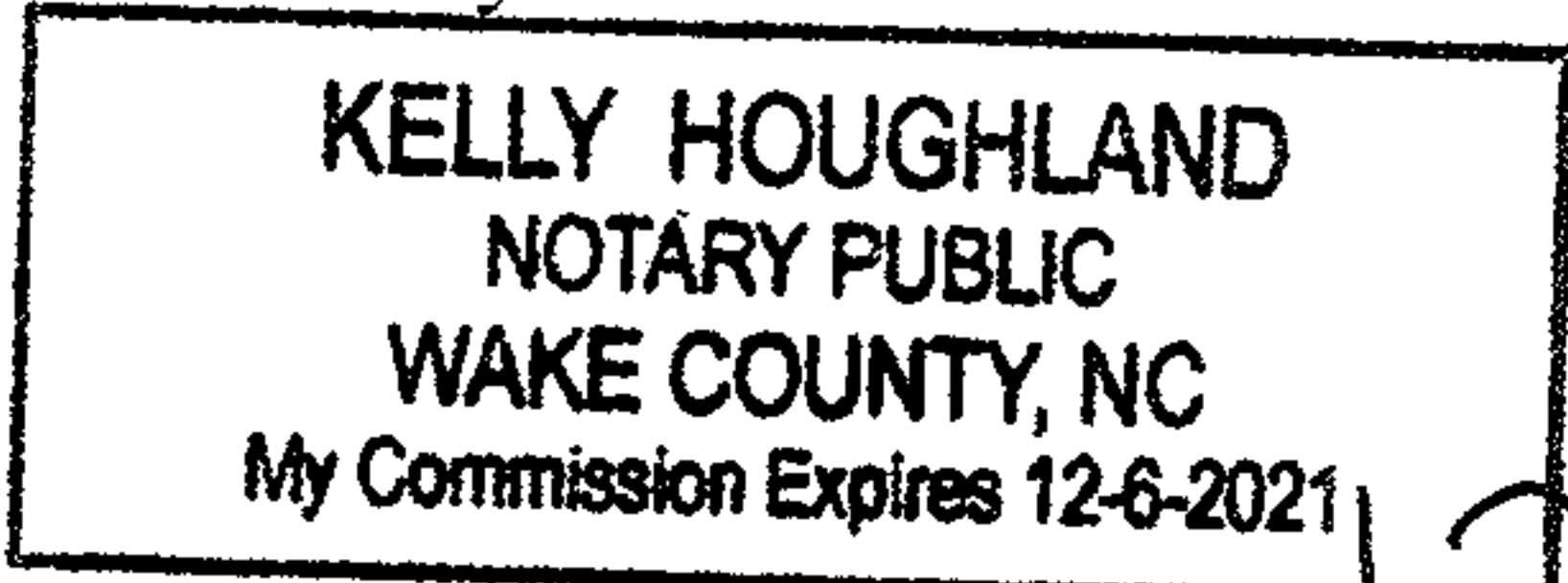
 (SEAL)
Karsten Poulsen

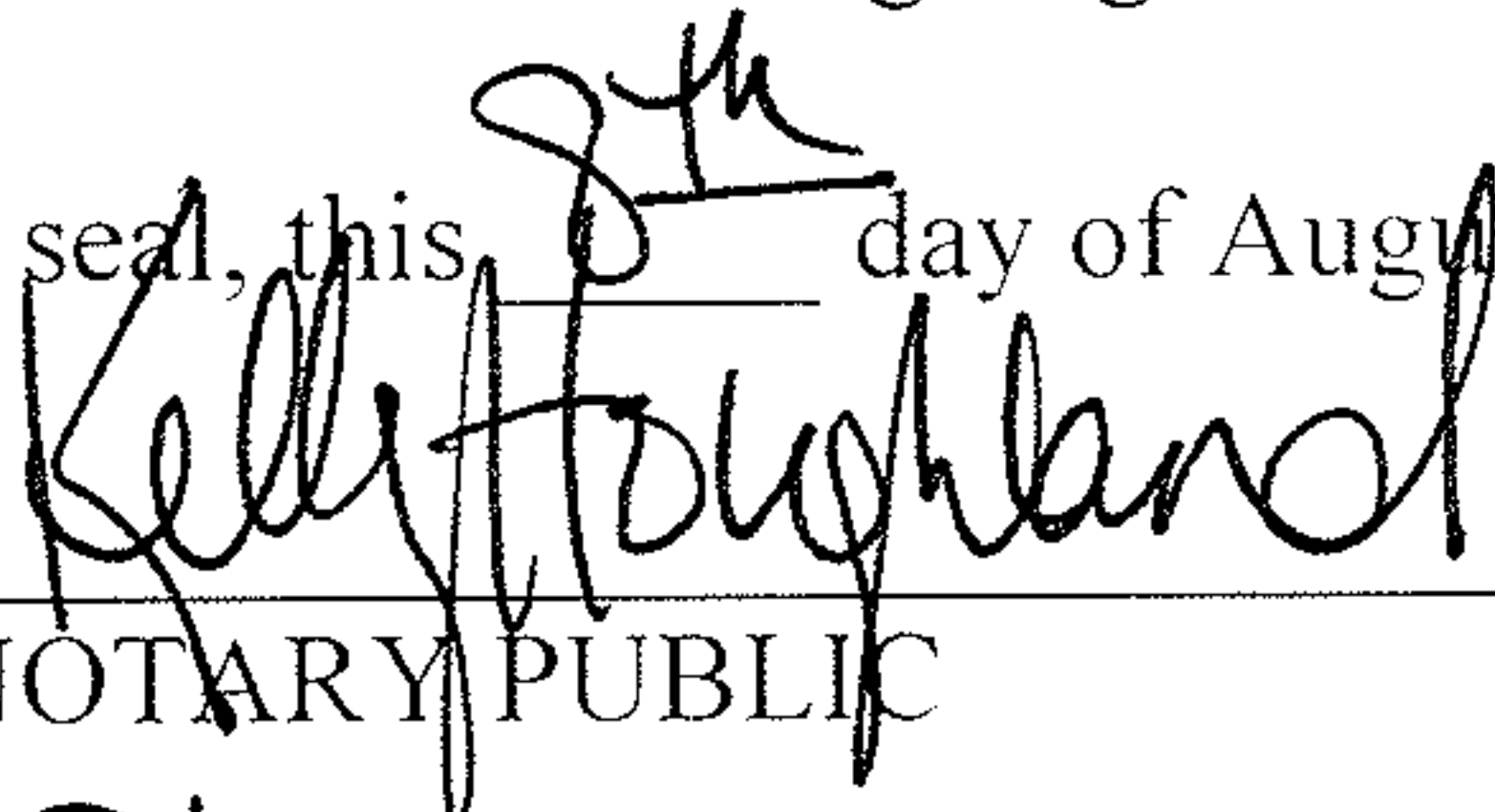
 (SEAL)
Edith W Poulsen

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I,  a Notary Public of the County and State aforesaid, certify that Karsten Poulsen and Edith W Poulsen personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this  day of August, 2017.




NOTARY PUBLIC

My Commission Expires: 