

BK 1981 PG 953 - 955

PREPARED BY AND RETURN TO: DAVIS, STURGES & TOMLINSON, PLLC, P. O.
Drawer 708, Louisburg, NC 27549 (AST) bg

REVENUE STAMPS: \$106.00

GRANTORS PRIMARY RESIDENCE: NO

NORTH CAROLINA

DEED

FRANKLIN COUNTY

THIS DEED, Made this 23rd day of February, 2015, by and between EDWARD B. SMITH, Executor of the Estate of Emma Lee Smith, Estate File No. 13 E 107, 15 Cannady Way, Franklinton, NC 27525, hereinafter called Grantor; and PAUL D. HICKS and SUSAN M. RITZENTHALER, of 127 Stephen Taylor Rd., Wake Forest, NC 27587, hereinafter called Grantee. Joint Tenants with Rights of Survivorship

WITNESSETH

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to him in hand paid by the Grantees, the receipt whereof is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell, and convey and confirm unto the Grantees, his heirs and/or successors and assigns, premises in Youngsville Township, Franklin County, North Carolina, described as follows:

----- SEE ATTACHMENT

TO HAVE AND TO HOLD the above described premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantees, his heirs and/or successors and assigns forever.

And the Grantor covenants that he is seized of said premises in fee, and has the right to convey the same in fee simple; that said premises are free from encumbrances (with the

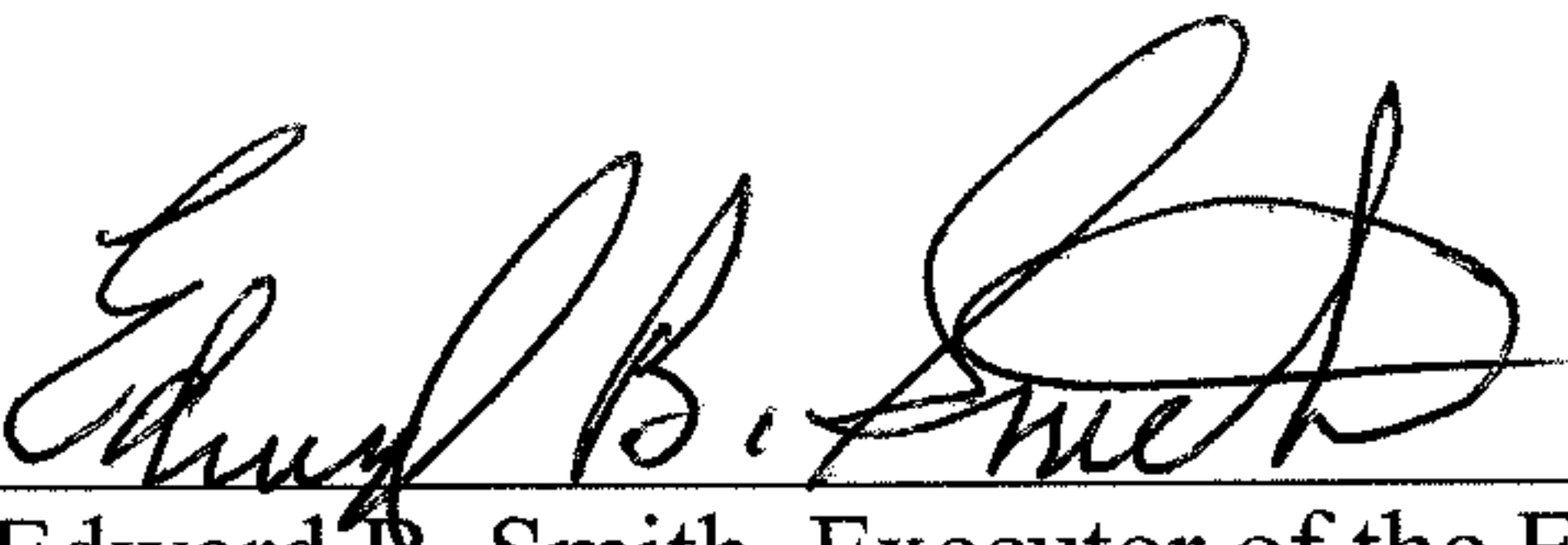
submitted electronically by "Willard & Willard, LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Franklin County Register of Deeds.

This instrument prepared by: Gail G. Willard, 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 proceeds.

exception above stated, if any); and that he will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

When reference is made to the Grantor or Grantees, the singular shall include the plural and the masculine shall include the feminine or the neuter.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.


Edward B. Smith, Executor of the Estate of
Emma Lee Smith (SEAL)

STATE OF NORTH CAROLINA

COUNTY OF FRANKLIN

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Edward B. Smith, Executor of the Estate of Emma Lee Smith.

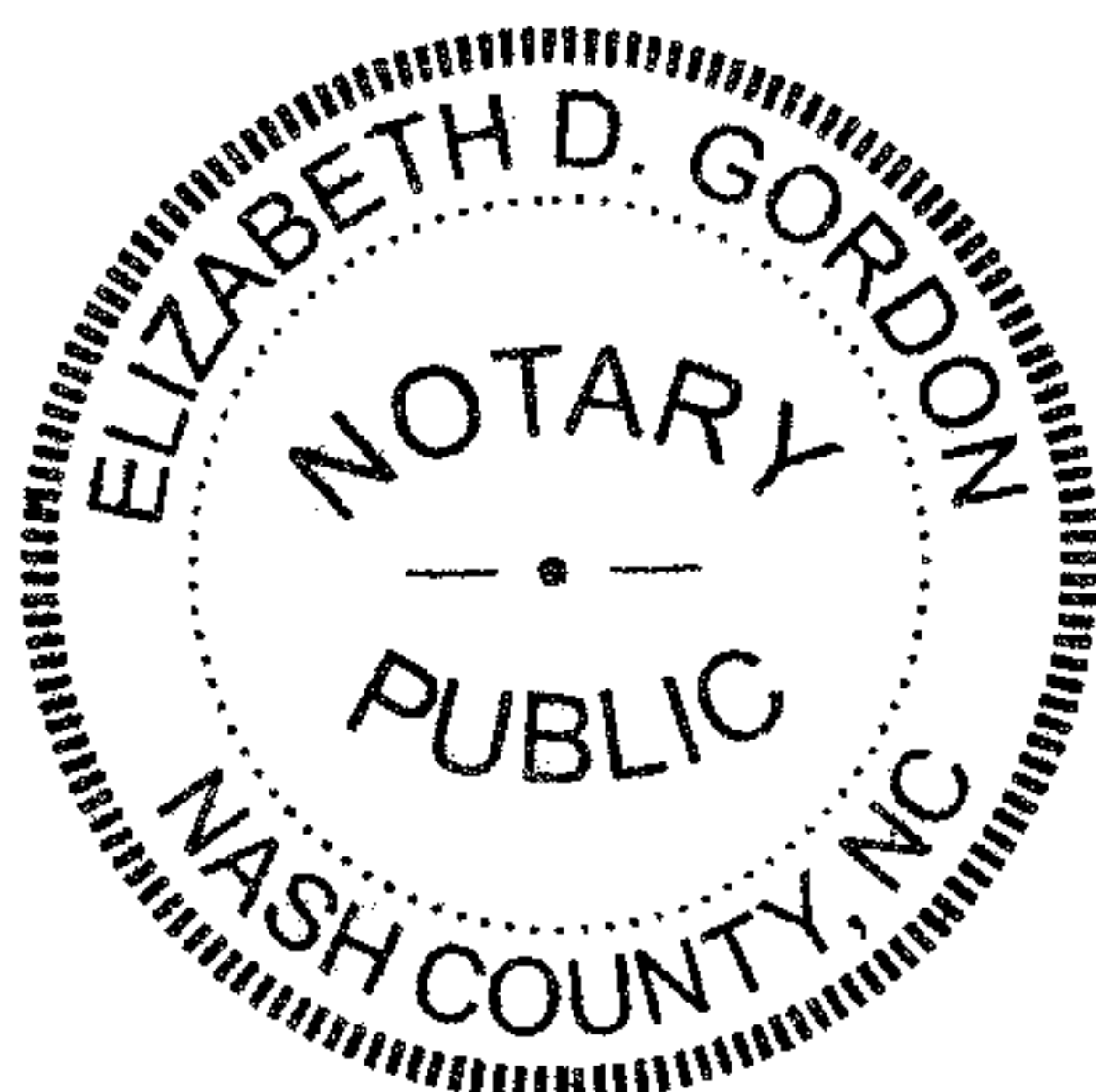
Date: 2/27/15


Notary Signature

Elizabeth D. Gordon, Notary Public
Typed or Printed

My commission expires: 10-19-15

(Official Seal)



ATTACHMENT

BEING all of Lot 3 as shown on "Recombination Survey for Emma L. Smith", recorded in Book of Maps 2007, Page 328, Franklin County Registry.

Together with the right, privilege, and easement appurtenant over the unpaved portion of Stephen Taylor Road to State Road 1161 (Stephen Taylor Road).

HICKSP.HUD

217 Stephen Taylor Road, Wake Forest, NC 27587