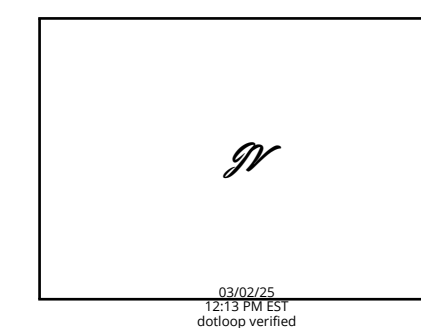


BK 2328 PG 837 - 838 (2)
This Document eRecorded:
Fee: \$26.00
Franklin County, North Carolina
Brandi Smith Brinson, Register of Deeds

DOC# 10072928
03/15/2023 02:46:00 PM
Tax: \$707.00



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$707.00

Real Estate ID No.: 048429

The property herein conveyed is not Grantor's primary residence.

(NCGS 105-317.2)

After recording mail to: Grantee

This instrument was prepared by: Pamela England, 3733 National Drive, Suite 100, Raleigh, NC 27612
(23-1628-CLA) *PA*

This instrument prepared by Pamela England, 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.

Brief description for the Index: Lot 123, Gill Farm, Phase 3

THIS DEED made this 14th day of March, 2023, by and between

GRANTOR

Clayton Properties Group, Inc. dba Mungo Homes,
a Tennessee corporation
5000 Clayton Road
Maryville, TN 37804

GRANTEE

Jessica R. Vaughan and spouse,
Jamie L. Vaughan

Grantee's Address:
265 Forest Meadow Lane
Franklinton, NC 27525

The designation Grantor and Grantee as used herein shall include said parties, 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 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 or parcel of land situated in Youngsville Township, Franklin County, North Carolina and more particularly described as follows:

All of Lot 123, Gill Farm Subdivision, Phase 3, as shown on the map recorded in Book of Maps 2022, Pages 87-93, Franklin County Registry, to which map reference is hereby made for a more particular description.

Property Address: 265 Forest Meadow Lane, Franklinton, NC 27525

Submitted electronically by "Moore & Alphin, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Franklin County Register of Deeds.

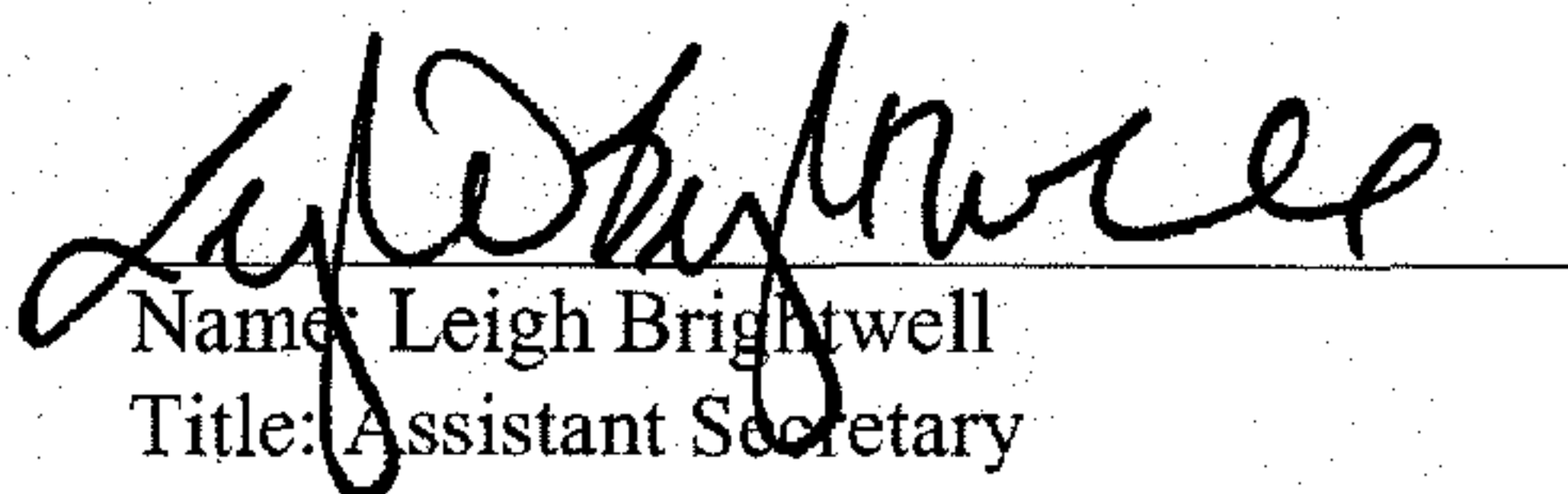
TO HAVE AND TO HOLD the aforesaid lot or parcel of land, all improvements thereon, and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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) The lien of *ad valorem* real property taxes for the current year and thereafter.
- 2) Easements of record affecting the property.
- 3) Restrictive covenants of record affecting the property.

IN WITNESS WHEREOF, Grantor has caused this Deed to be signed in its name by its duly authorized representative, as of the day and year first above written.

CLAYTON PROPERTIES GROUP, INC.
d/b/a Mungo Homes

 (SEAL)
Name: Leigh Brightwell
Title: Assistant Secretary

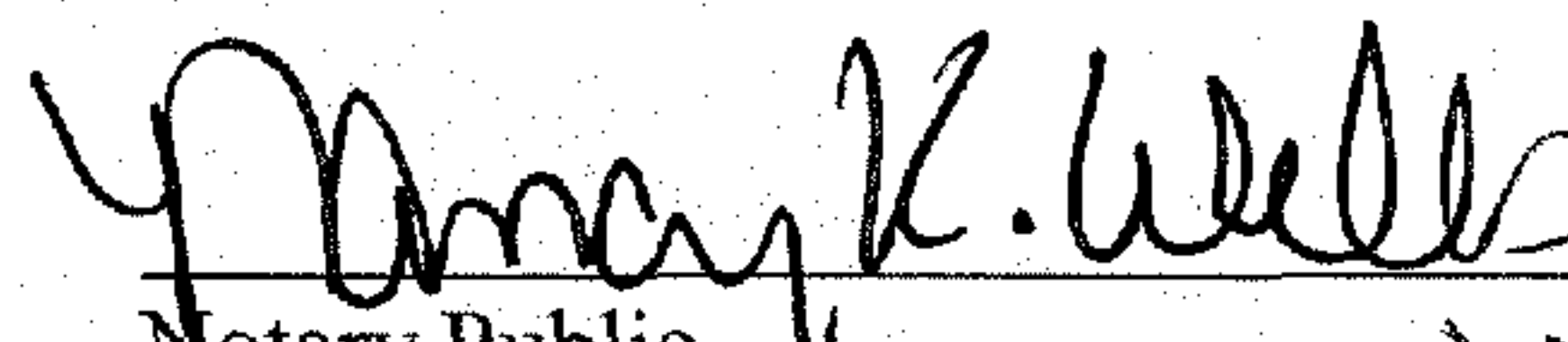
STATE OF NC - COUNTY OF Wake:

I certify that the following person personally appeared before me this day and acknowledged to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Leigh Brightwell**

Date: 3-10-2023

(Official Stamp or Seal)




Notary Public
Print Name: Nancy K. Wells
My commission expires: 11-10-2023