

BK 2373 PG 79 - 80 (2) DOC# 10090899
This Document eRecorded: 08/16/2024 11:45:08 AM
Fee: \$26.00 Tax: \$1,220.00
Franklin County, North Carolina
Brandi Smith Brinson, Register of Deeds

This instrument prepared by, Ragsdale Liggett PLLC,
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.

Revenue: \$1,220.00	(For Recording Data)
Parcel Identifier/Tax Account/PIN No.:	050468
Brief Description for the Index:	Lot 182, The Enclave at Hidden Lake
Prepared by:	Ragsdale Liggett PLLC Ashley H. Ray
Return to:	Grantee
Property Address:	95 Hornbeam Road, Youngsville, NC 27596

NORTH CAROLINA SPECIAL WARRANTY DEED

This Deed is made as of this the 15th day of August, 2024, by and between **EASTWOOD HOMES OF RALEIGH, LLC, a North Carolina limited liability company**, with a mailing address of **2857 Westport Road, Charlotte, NC 28208 ("Grantor")** and **Ichiban Ventures LLC, a North Carolina limited liability company**, with a mailing address of 2333 Victoria Park Lane, Raleigh, NC 27614, ("**Grantee**").

For valuable consideration paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor has and by these presents does hereby grant, bargain, sell and convey unto Grantee in fee simple absolute all of that certain lot, parcel of land or unit of ownership (the "Premises") located in Youngsville Township, Franklin County, North Carolina and more particularly described as follows:

Being all of Lot 182, The Enclave at Hidden Lake Subdivision, Phase 2, as shown on Plat recorded in Book of Maps 2024, Pages 49-50, Franklin County Registry.

Property Address: 95 Hornbeam Road, Youngsville, NC 27596
Parcel ID: 050468

ALSO BEING the same Premises conveyed to Grantor by deed recorded in Book 2359, Page 2176, Franklin County Registry.

All of a portion of the Premises does not include the primary residence of a Grantor.

A map showing the Premises is recorded in Plat Book 2024, Pages 49-50, Franklin County Registry.

Submitted electronically by "Ragsdale Liggett 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 Premises and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

AND THE GRANTOR hereby covenants with Grantee that the Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor except for:

- the lien of ad valorem taxes for the year 2024, a lien now due but not yet delinquent;
- easements, restrictions and rights of way of record, if any, affecting the Premises; and
- utility lines, easements and rights of way located over, under or upon the Premises.

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

Eastwood Homes of Raleigh, LLC

By: _____


Robert J. Ramseur, Jr., Asst. Secretary

State of North Carolina - County of Wake

I, a Notary Public of the County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Robert J. Ramseur, Jr., Asst. Secretary of Eastwood Homes of Raleigh, LLC, a North Carolina limited liability company. Witness my hand and Notarial stamp or seal, this 16th day of August, 2024.

My Commission Expires: Jun 31, 2025
(Affix Seal)


SUSAN C. MCENENY Notary Public
Notary's Printed or Typed Name

