

Type: CONSOLIDATED REAL PROPERTY
Recorded: 11/8/2016 3:56:01 PM
Fee Amt: \$446.00 Page 1 of 2
Revenue Tax: \$420.00
Franklin County North Carolina
Brandi S. Davis Register of Deeds

BK 2068 PG 599 - 600

This instrument prepared by: James S. Warren, 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.

HOLD FOR: Warren, Shackleford & Thomas, P.L.L.C.

PREPARED BY: Warren, Shackleford & Thomas, P.L.L.C.,
P.O. Box 1187, Wake Forest, NC 27588

TAX IDENTIFICATION #: 040103

REVENUE STAMP \$420.00

NORTH CAROLINA GENERAL WARRANTY DEED

This deed made this 26th day of October, 2016 by and between:

GRANTOR: **JIMMY B. COTTRELL AND WIFE, LINDA W. COTTRELL**

GRANTEE: **DANIELLE CYRUS**
105 Anderson Park 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 _____, COUNTY OF FRANKLIN

BEING all of Lot 9 Anderson Park Subdivision as shown on plat recorded in Book of Maps 2007, Page 277, Franklin County Registry.

The above property was acquired by Grantor by instrument recorded in Book 1952, Page 331.

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

submitted electronically by "Warren Shackleford, Attorneys, 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 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 1751, Page 394, Franklin County Registry.
2. Subject to 10' Utility Easement Envelope as shown on map.

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.

Jimmy B. Cottrell (SEAL)
Jimmy B. Cottrell

Linda W. Cottrell (SEAL)
Linda W. Cottrell

STATE OF NORTH CAROLINA, COUNTY OF Franklin

I, Pamela C. Young, a Notary Public for the County and State aforesaid, certify that **Jimmy B. Cottrell and wife, Linda W. Cottrell** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 27th day of October, 2016.

Pamela C. Young
Notary Public

My Commission Expires: 02-18-2019

