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Recorded: 06/30/2011 at 01:12:27 PM
Fee Amt: \$529.00 Page 1 of 2
Excise Tax: \$507.00
Franklin County North Carolina
Brandi S. Davis Register of Deeds

BK 1819 PG 81-82

By: *Betty Harrington Deputy*

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$507.00

Parcel Identifier No. 037324 Verified by County on the day of By:

Mail/Box to: Grantee

This instrument was prepared by: Gwynn & Edwards, PA

Brief description for the Index: Lot 42, Patterson Woods Subdivision, Phase 1, Map 1

THIS DEED made this 28th day of June, 2011 by and between

GRANTOR

Candice C. Hobgood

GRANTEE

ROBERT E. MARTIN
and wife,
DEBORAH M. MARTIN

129 Camille Circle
Youngsville, NC 27596

Enter in the appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, and feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the 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 the City of Youngsville, Township, Franklin County, North Carolina and more particularly described as follows:

BEING ALL OF LOT 42, PATTERSON WOODS SUBDIVISION, PHASE 1, MAP 1, AS SHOWN ON PLAT RECORDED IN BOOK OF MAPS 2004, PAGE 279, FRANKLIN COUNTY REGISTRY.

The property hereinabove described was acquired by Grantor by instrument recorded in Book page . All or a portion of the property herein conveyed X includes or does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 2004 page 279 .

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

And the Grantor covenants with the Grantee, that Grantor has 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, other than the following exceptions:

2010 ad valorem taxes, Covenants, Conditions and restrictions of record, if any.

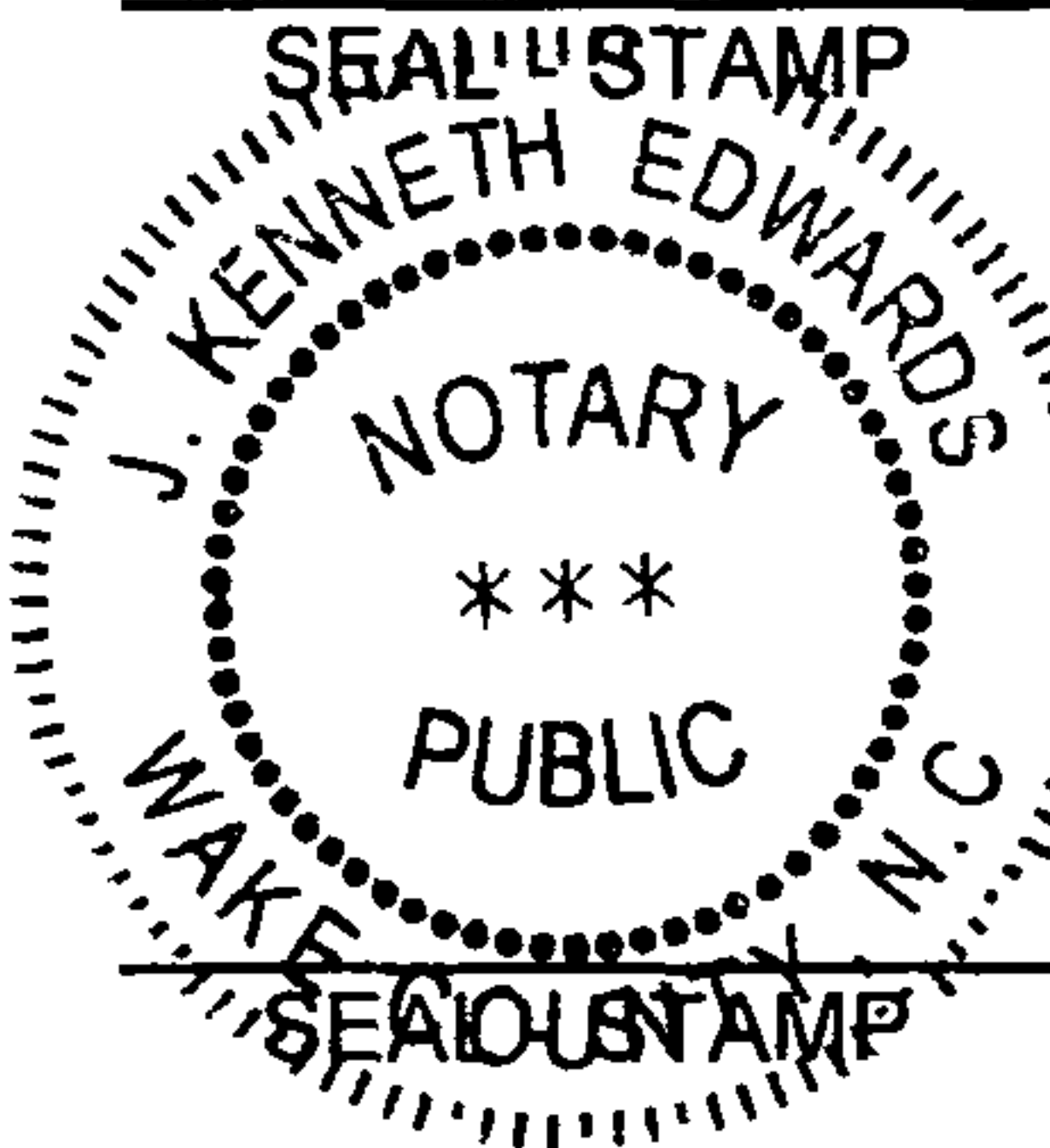
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name) Candice C. Hobgood (SEAL)
Candice C. Hobgood

By: _____ (SEAL)
Title: _____

By: _____ (SEAL)
Title: _____

By: _____ (SEAL)
Title: _____



State of North Carolina - County of Wake
I, the undersigned Notary Public of the County and State aforesaid, certify that Candice C. Hobgood personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp this 28th day of June, 2011.
My Commission Expires: 1/11/2016
[Signature]
J. Kenneth Edwards, Notary Public

State of North Carolina - County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____ a North Carolina or _____ corporation/limited liability company/general partnership, and that by authority duly given and as the act of each entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp this _____ day of _____, 20____.
My Commission Expires: _____

Notary Public

SEAL - STAMP State of North Carolina - County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp this _____ day of _____, 20____.
My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct.
This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Register of Deeds for _____ County.
By: _____ Deputy/Assistant - Register of Deeds