



Doc No 10037038
Recorded: 01/14/2021 12 04 50 PM
Fee Amt. \$26 00 Page 1 of 2
Excise Tax \$0 00
Franklin County North Carolina
Brandi S Brinson, Register of Deeds
BK 2238 PG 1032 - 1033 (2)

Revenue Stamps: \$0.00

Recording Information

Prepared by and mail to: **McFARLANE LAW OFFICE, PA, P.O. BOX 127 LOUISBURG, NC 27549**

Tax Lot No.: n/a

Brief Description for Indexing Purposes: Waterfront area adjacent to Lake Royale Lot R-1161

NORTH CAROLINA QUITCLAIM DEED

THIS DEED, made this 14 day of January, 2021, by and between:

GRANTOR

Lake Royale Property Owners
Association, Inc.
A North Carolina Corporation
9022 Lake Royale
Louisburg, NC 27549

GRANTEE

Frederick W. Zei and wife,
Carole E. Zei
1454 Lake Royale
Louisburg, NC 27549

(The designation Grantor and Grantee as used herein shall include said parties, their 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 the Grantee, the receipt and sufficiency of which is hereby acknowledged, does remise, release, convey and forever quitclaim unto the Grantee, his successors, heirs and assigns, all right, title, claim and interest of the Grantor in and to that certain lot, piece or parcel of land situated in the township of Cypress Creek, FRANKLIN COUNTY, North Carolina, and more particularly described as follows:

All that certain lot, piece or parcel of land and appurtenances thereto lying adjacent to and directly between Lake Royale Lot R-1161 and the mean high water line of Lake Royale, and further described as follows: bounded on one side by the boundary line of said Lake Royale Lot which lies closest to and roughly parallel to the mean high water line of Lake Royale; on the opposite side by the said mean high water line of Lake Royale; and on the remaining two sides by the boundary lines located on either side of the above-referenced Lot and roughly perpendicular to said mean high water line, as they extend beyond the first boundary line described above to the said mean high water line, all as shown on that certain map or plat recorded in Map Book/Plat Record File 12, page/slide 31, Franklin County Registry. The portion of land hereby conveyed is to be recombined with the above-referenced Lake Royale Lot.

This conveyance is made subject to all covenants, conditions and easements of record applicable to and legally binding upon the land hereby conveyed.

This instrument prepared by Steven H. McFarlane, a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the county tax collector upon disbursement of the closing proceeds.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges thereunto belonging to him, the Grantee, his heirs and/or successors and assigns, free and discharged from all right, title, claim or interest of the Grantor or anyone claiming by, through or under him.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors or similar governing body, the day and year first above written.

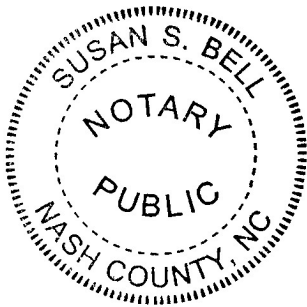
Lake Royale Property Owners Association, Inc.

By: Kristina Hope Carlson

Title: Vice President
[specify whether President or Vice President]

[CORPORATE SEAL]

Notary's
Stamp/Seal



North Carolina, Nash County

I, a Notary Public of the County and State aforesaid, certify that Kristina Hope Carlson personally appeared before me this day and acknowledged that he/she signed the foregoing document in his/her capacity as President or Vice President of Lake Royale Property Owners Association, Inc., a Corporation, as indicated above, and that said signature was by authority duly given and as the act of the corporation. Witness my hand and official stamp/seal this 8 day of Jan, 2021.

[Signature]
Notary Public.

My commission expires: 10/11/22

Print Notary Name Here: _____

***** CAUTION *****

Any marks outside the border will incur an additional \$25.00 fee at the Register of Deeds

***** CAUTION *****