

BK 2340 PG 2166 - 2169 (4) DOC# 10077859
This Document eRecorded: 07/24/2023 03:35:50 PM
Fee: \$26.00 Tax: \$0.00
Franklin County, North Carolina
Brandi Smith Brinson, Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

Property Address: 1311 Mays Crossroads Rd, Franklinton, NC 27525
Parcel ID Number: 1874-40-0566
Tax ID Number: 005567
North Carolina Excise Tax: \$0.00
Prepared by: Jonathan E. Loo, Lassiter & Sperati, PLLC
Mail after Recording to: Jonathan E. Loo
Lassiter & Sperati, PLLC
P. O. Box 4307,
Rocky Mount, NC 27803-4307

This instrument prepared by Jonathan E. Loo, a North Carolina licensed attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county Tax Collector upon disbursement of closing proceeds.

This deed, made the 24th day of July 2023, by and between:

GRANTOR: Gabrielle Rose Tringali, single
125 Old John Mitchell Road, Youngsville, NC 27596

GRANTEE: Skyline RE Partners, LLC, a North Carolina limited liability company
125 Old John Mitchell Road, Youngsville, NC 27596

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.

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

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 her right, title, and interest, in that certain lot or parcel of land located in the Town of Franklinton, Franklin County, North Carolina, and being more particularly described as follows:

See Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2319, Page 954, Franklin County Registry.

THE ABOVE DESCRIBED PROPERTY (*DOES NOT*) INCLUDE THE PRIMARY RESIDENCE OF THE GRANTOR.

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 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 except for the exceptions hereinafter stated.

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 officer(s), the day and year first above written.

[SIGNATURES TO FOLLOW]

 (SEAL)
Gabrielle Rose Tringali

STATE OF NORTH CAROLINA

COUNTY OF NASH

I, a Notary Public of the above county and state do hereby certify that Gabrielle Rose Tringali personally appeared before me and acknowledged the due execution of the foregoing instrument.

This the 24 day of July 2023.



Notary Public

Print Name: Jonathan E. Loo

My commission expires:

11 NOV 24

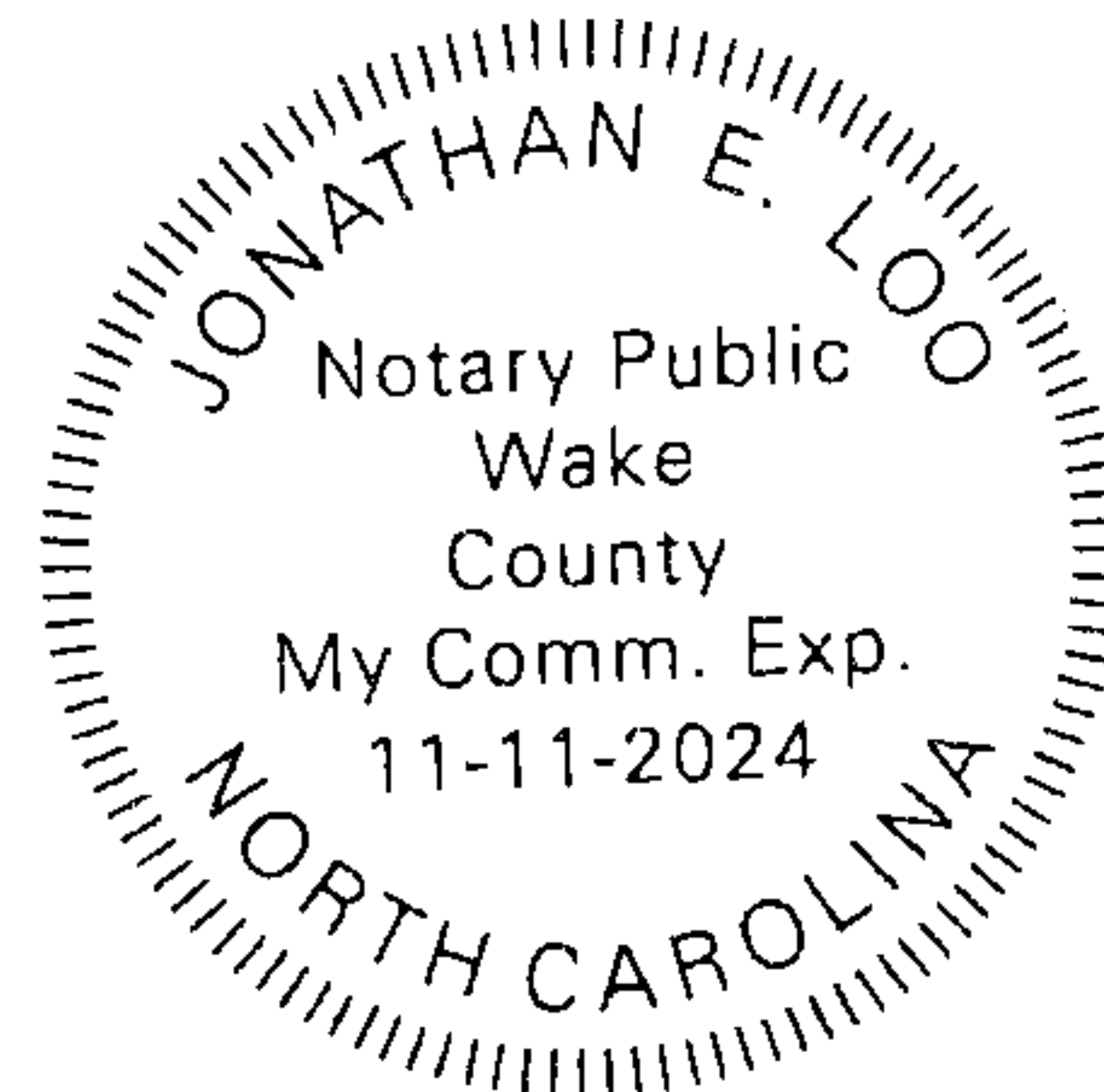


EXHIBIT A

BEING all of Lot 1, containing 1.098 acres, as shown on plat entitled, "Minor Subdivision for Tayco Properties", recorded in Book of Maps 2008, Page 312, Franklin County Registry.