



Doc ID: 000601070002 Type: CRP
Recorded: 09/29/2004 at 04:29:44 PM
Fee Amt: \$325.00 Page 1 of 2
Excise Tax: \$308.00
Franklin County North Carolina
Linda H. Stone Register of Deeds

BK **1434** PG **3-4**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$308.00

Parcel Identifier No. F09A00 016 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Cox and Cox, LLP P.O. Box 19666, Raleigh, NC 27619

This instrument was prepared by: W. Robbins Cox

Brief description for the Index: Lot 16 Royal Acres Subdivision

THIS DEED made this 21st day of September, 2004, by and between

GRANTOR

EDGAR L. PITTMAN, JR. and wife,
SUE H. PITTMAN

GRANTEE

EUGENE I. ARENDT and wife
MARY RUTH GODLOVE-ARENDT

140 Baron Circle
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.

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 _____, Harris Township, Franklin County, North Carolina and more particularly described as follows: BEING all of Lot 16 of Royal Acres Subdivision as is shown on

plat recorded in Plat Record File 3, Slide 17-B, of the Franklin County Registry.
SUBJECT TO Declaration of Covenants, Conditions and Restrictions recorded in Book 858, Page 537; Book 869, Page 530; Book 869, Page 531; Book 897, Page 204 and Book 1078, Page 749 of the Franklin Co. Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

A map showing the above described property is recorded in Plat Book File 3 ~~page~~ Slide 17-B

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, other than the following exceptions: Except for 2004 ad valorem taxes and thereafter and easements, restrictions and rights of way of record.

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

(Entity Name)

Edgar L. Pittman, Jr. (SEAL)
Edgar L. Pittman, Jr.

By: _____
Title: _____

Sue H. Pittman (SEAL)
Sue H. Pittman

By: _____
Title: _____

(SEAL)

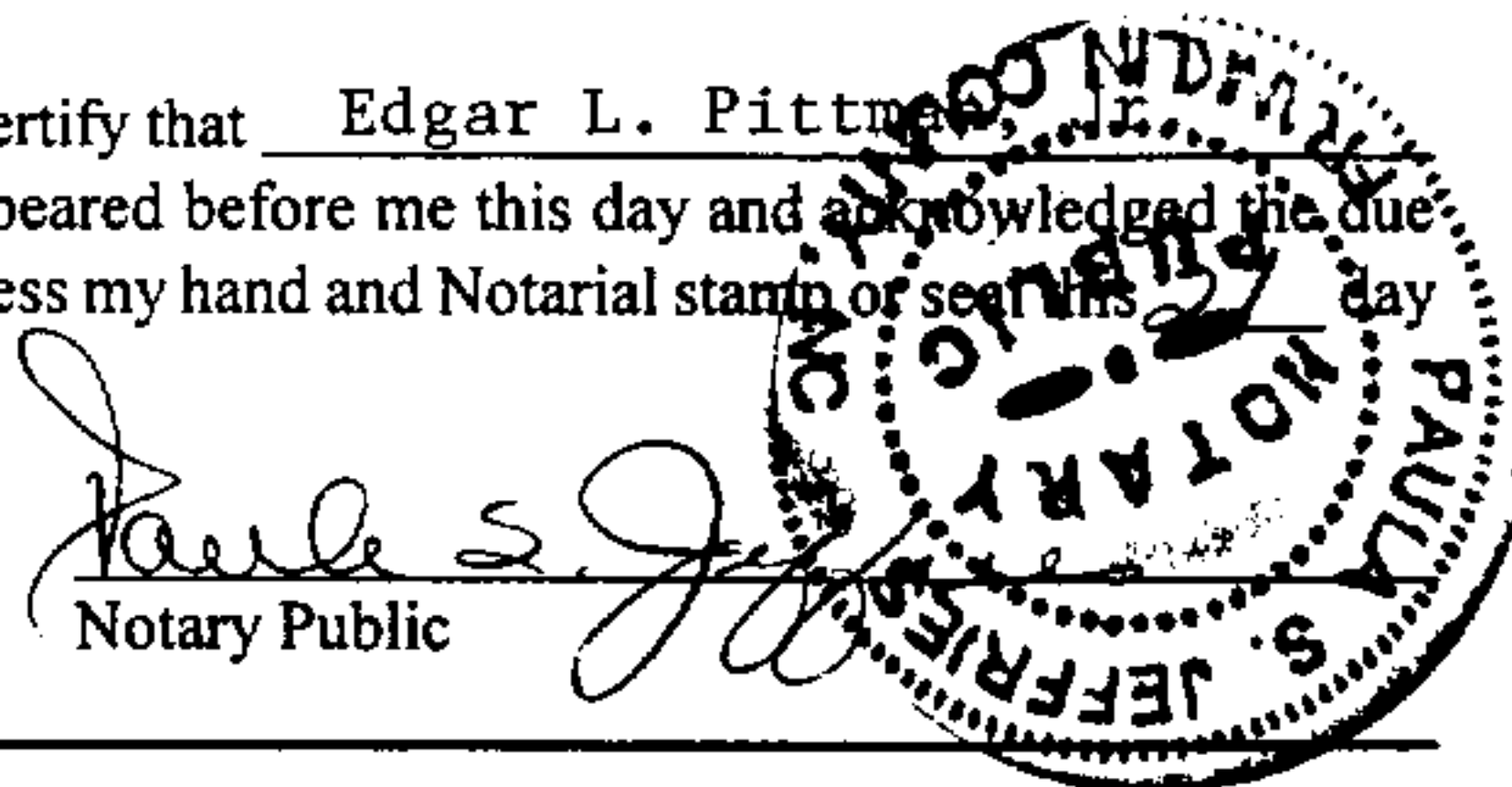
By: _____
Title: _____

(SEAL)

State of North Carolina - County of Franklin

I, the undersigned Notary Public of the County and State aforesaid, certify that Edgar L. Pittman, Jr. and Sue H. Pittman 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 or seal this September day of 2004

My Commission Expires: 5-24-2009



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/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____

Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____

Notary Public

North Carolina - Franklin County

The foregoing Certificate(s) of Paula S. Jeffries, a Notary Public 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.

Linda H. Stone Linda H. Stone Register of Deeds for Franklin County
By: Betty Tharrington Deputy/Assistant - Register of Deeds