

BK 2189 PG 254 - 256 (3) DOC# 10017489
This Document eRecorded: 09/30/2019 12:02:41 PM
Fee: \$26.00 Tax: \$374.00
Franklin County, North Carolina
Brandi Smith Davis, Register of Deeds

This instrument prepared by: Kimberly P. Thomas, 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.,
343 S. White Street, Wake Forest, NC 27587

TAX IDENTIFICATION #: 004094 REVENUE STAMP \$374.00

NORTH CAROLINA GENERAL WARRANTY DEED

This deed made this 16th day of September, 2019 by and between:

GRANTOR: **JUSTIN RYAN LINVILLE AND WIFE, BRIDGET LINVILLE**

GRANTEE: **AMANDA J. JORDAN AND HUSBAND,
AARON S. JORDAN**
545 Barnette Road, Louisburg, NC 27549

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

See attached Exhibit A.

The above property was acquired by Grantor by instrument recorded in Book 2041, Page 774.

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

TO HAVE AND TO HOLD the above described property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

Submitted electronically by "warren, shackleford & thomas, P.L.L.C."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Franklin County Register of Deeds.

Title to the property described herein is subject to the following exceptions:

1. Subject to Easements and Restrictions of record.
2. Subject to 2019 ad valorem taxes.

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.

Justin Ryan Linville (SEAL)
Justin Ryan Linville

Bridget Linville (SEAL)
Bridget Linville

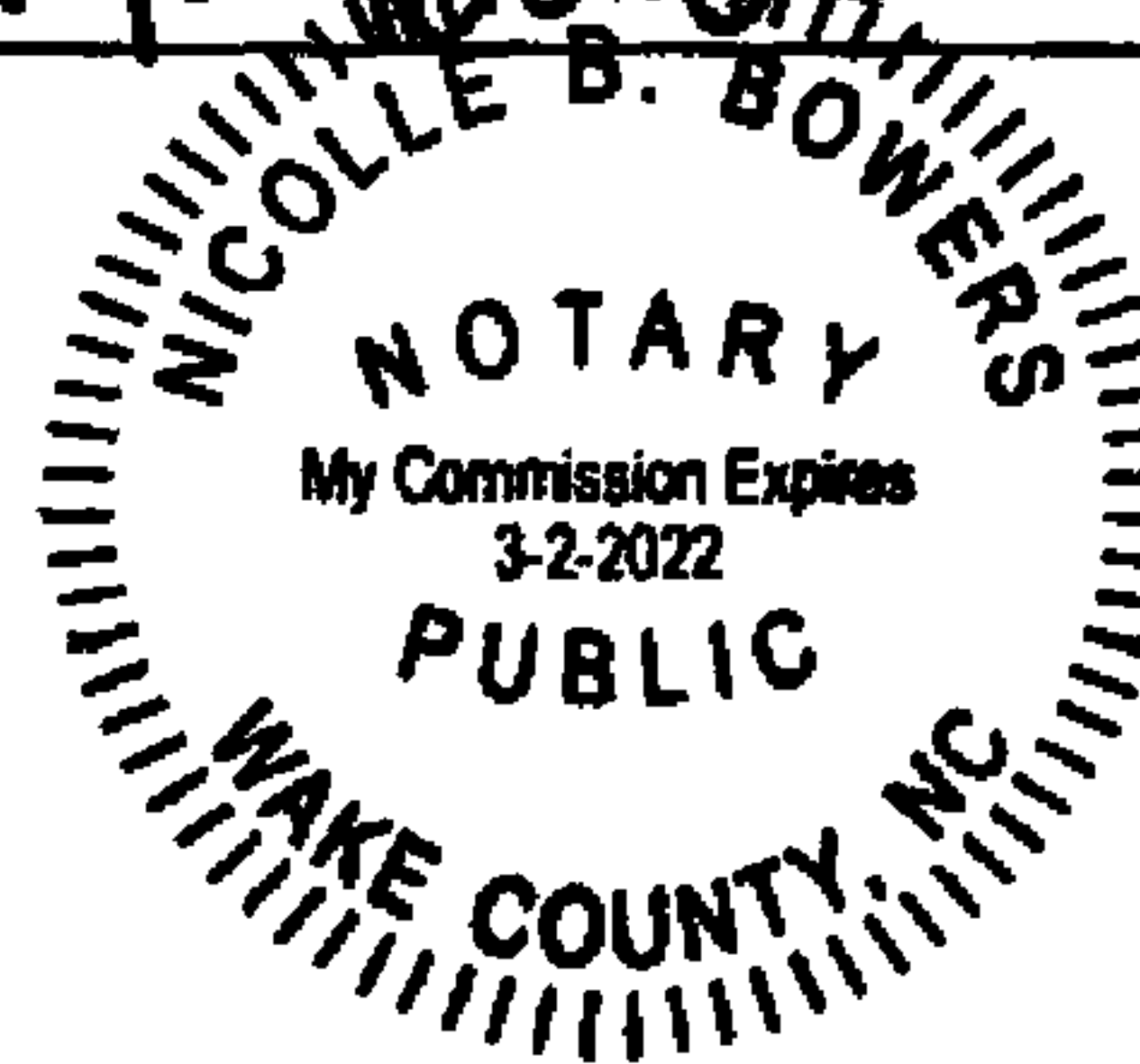
STATE OF NC, COUNTY OF Wake

I, Nicolle B. Bowers, a Notary Public for the County of Wake and State of North Carolina, certify that Justin Ryan Linville personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 16 day of September 2019.

My Commission Expires: 3/2/2022

Nicolle B. Bowers
Notary Public



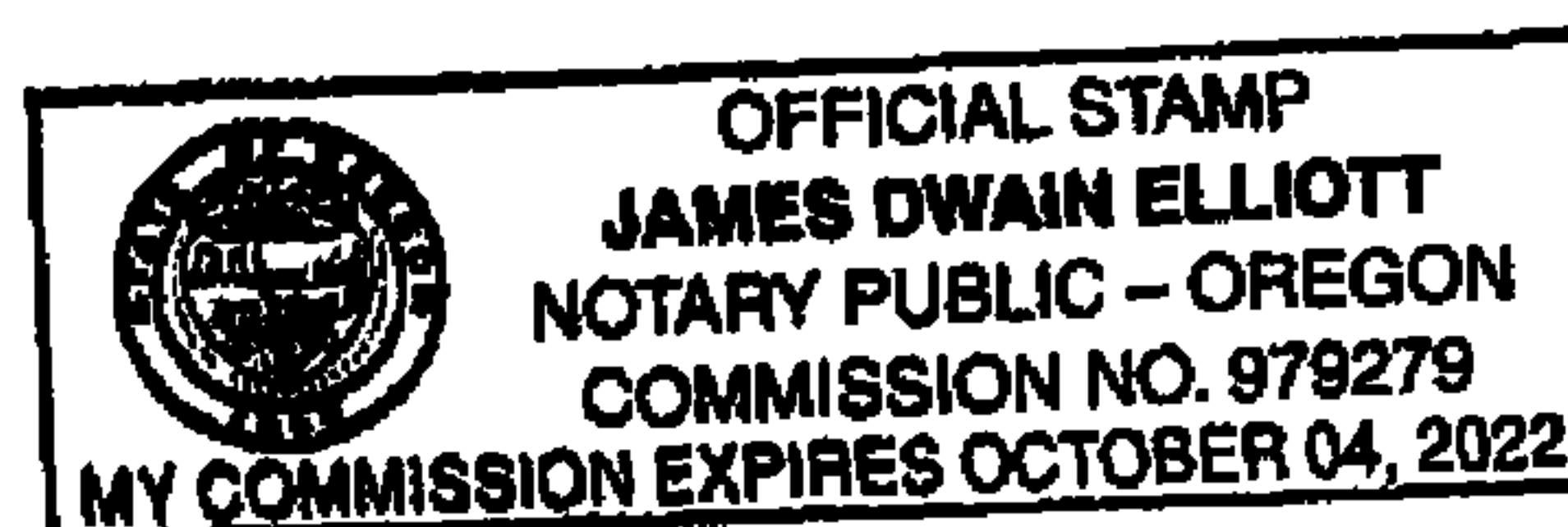
STATE OF OREGON, COUNTY OF DESCHUTES

I, JAMES DWAIN ELLIOTT, a Notary Public for the County of DESCHUTES and State of OREGON, certify that Bridget Linville personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 23 day of SEP 2019.

My Commission Expires: OCT 4, 2022

James Dwain Elliott
Notary Public



"Exhibit A"

TRACT 1:

Being all of Tract C on that certain Plat of William T. Dement, Jr., Registered Land Surveyor, dated March 16, 1995, and being entitled boundary line correction and recombination of property for Sidney A. Wheeler et. als. And James E. Parker, Jr., et. als. Containing a total of .24 acres less .03 acres within the right of way of State Road 1707 leaving a net of .21 acres and a copy of said plat being recorded in Plat Book 1995, Slide 115, Franklin County Registry, to which plat reference is made for a more particular and accurate description.

Tract 2:

All that certain lot or parcel of land situated in Harris Township, Franklin County, North Carolina, and more particularly described as follows:

BEGINNING at a point marked by PK nail set in the centerline of state road 1707; said point of beginning being that point where the southern right-of-way line for the abandoned seaboard coastline railroad intersects the centerline of state road 1707; said point also being located south 37 degrees 59 minutes 45 seconds west 117.27 feet and south 38 degrees 00 minutes 41 seconds west 247.4 feet from a PK nail set near the intersection of the centerline of state road 1707 and the centerline of state road 1708; running thence with the centerline of state road 1707 south 35 degrees 05 minutes 15 seconds west 104.24 feet to a PK nail; continuing thence with the said centerline south 28 degrees 07 minutes 46 seconds west 133.61 feet to a PK nail marking the northeastern corner of Alice S. Frazier; running thence with Frazier's northern line north 67 degrees 37 minutes 08 seconds west 234.81 feet to an iron pipe; running thence with another line of Frazier north 19 degrees 42 minutes 7 seconds east 155.49 feet to an iron pipe set in the southern right-of-way line for the abandoned seaboard coastline railroad; running thence with the souther right-of-way line of the railroad south 83 degrees 31 minutes 10 seconds east 289.46 feet to the point and place of beginning, being a 1.116 acre lot, as shown on a map of survey by Daniel V. Partin, R.L.S., dated 8-18-93, entitled, "Survey for James Elbert Parker, Jr. and wife, Phyllis Jane Pearce Parker."

The above property was acquired by Grantor by instrument recorded in Book 1019, Page 18, and in Book 978, Page 993, Franklin County Registry

Said property is commonly known as 545 Barnette Road, Louisburg, NC 27549.