

I, McCullers, Whitaker, & Hamer PLLC have confirmed the status
of any delinquent taxes, if any, to be paid by the closing attorney,
McCullers, Whitaker, & Hamer, PLLC, to the Franklin County Tax
Collector upon disbursement of closing proceedings.

NORTH CAROLINA GENERAL WARRANTY DEED

Mail to the preparer: McCullers, Whitaker and Hamer, PLLC, 216 Highway 70, Garner, NC 27529
Parcel # **036443**, Franklin County File# 19-0341
Brief Index description: **Lot 3 Green Meadows** Excise Tax: \$ 480

THIS WARRANTY DEED is made on the 9th day of April 2019

by and between:

Christopher R Willis and spouse **Vickey A. Pratt-Willis**,

(hereinafter referred to in the neuter singular as "the **Grantor**"); and,

Steven P Andrews and spouse **Hannah M Andrews**,
As tenants by entirety
30 Kinderkamack Road
Youngsville, NC 27596

(hereinafter referred to in the neuter singular as "the **Grantee**") :

WITNESSETH, that the Grantor(s), for a valuable consideration paid by the Grantee(s), the receipt of which is hereby acknowledged, has and by these presents does hereby give, grant, bargain, sell and convey unto the Grantee(s), its heirs, successors, administrators and assigns, all of that certain piece, parcel or tract of land situated in Youngsville Township, **Franklin County, North Carolina** acquired by the Grantor by deed recorded in **Book 1826, Page 500**, and more particularly described as follows:

Being all of Lot 3, Green Meadows Subdivision, as shown on plat recorded in Book of Maps 2006, page 33, Franklin County Registry.
Property Address: 30 Kinderkamack Road, Youngsville, NC 27596

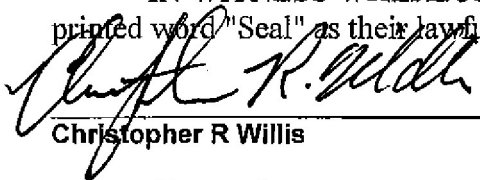
Restrictive covenants recorded in Book 1401, Page 836, Franklin County Registry.

All or a portion of the property herein conveyed _____ does _____ does not contain the primary residence of a 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. 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 following exceptions:

1. The county property tax for the current year.
2. Public Utility Easements for Local Service.
3. Subject to easements, restrictions, covenants and rights-of-way of record.

IN WITNESS WHEREOF, the Grantors have set their hands and seals and adopt the printed word "Seal" as their lawful seal on the date set forth in the acknowledgment below.

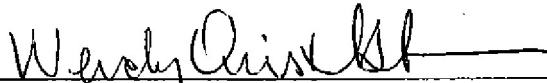
 (Seal)
Christopher R Willis

 (Seal)
Vickey A. Pratt-Willis

State of North Carolina, Wake County

I, a Notary Public of the County and State aforesaid, certify that
Christopher R Willis and spouse Vickey A. Pratt-Willis, Grantor(s),
personally came before me this day and acknowledged the due execution
of the foregoing instrument. Witness my hand and official stamp or seal,
this the 9 day of April, 2019.

<<notary seal here>>



Notary public

My commission expires: 2.22.21

