

BK 2313 PG 941 - 942 (2) DOC# 10066763
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Fee: \$26.00 Tax: \$670.00
Franklin County, North Carolina
Brandi Smith Brinson, Register of Deeds

Submitted electronically by Murphy Law PLLC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Franklin County Register of Deeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$670.00

PIN # 1867-44-9472

Mail/Box to: GRANTEE

This instrument was prepared by: Hilton Silvers & McClanahan Law, PLLC, 7320 Six Forks Road, Suite 100
Raleigh, NC 27615 (Without Benefit of Title Exam/Tax Advice)

Brief description for Index: Lot 105 Kendal Forest Subdivision

THIS DEED made this 19 day of August 2022, by and between:

GRANTOR	GRANTEE
Corey J. Veniez and spouse, Robyn T. Veniez	Dallin Rodriguez , and spouse Amber Rodriguez 140 Saddletree Drive Franklinton, NC 27525

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 **Franklin** County, North Carolina and more particularly described as:

BEING all of Lot 105, Kendal Forest Subdivision, Phase III, as shown on a map, consisting of two sheets, recorded in Book of Map 2017, Page 230, Franklin County Registry.

The property described above was acquired by Grantor by instrument recorded in Book 2152, Page 1813.
A map showing the above described property is recorded in Book of Maps 2017, Page 230.

All or a portion of the property conveyed ☒ is/ ☐ is not a principal residence of the Grantor.

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

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.

Grantor covenants with 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:

Ad valorem taxes for the current year; utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

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

Corey J. Veniez (SEAL)

Robyn T. Veniez (SEAL)

STATE OF NC, COUNTY OF Wake

I, the undersigned Notary Public, certify that the following person(s) personally appeared before me this day and that I have personal knowledge of the identity of the principal(s) and/or I have seen satisfactory evidence of the principal's identity by a current state or federal identification with the principal's photograph in the form of a DL and that he/she/they acknowledged to me that he/she/they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Corey J. Veniez and Robyn T. Veniez**

Date: 9/19/ 2022

(Official Seal)

Notary Signature:

Notary Printed Name: Cynda L. Liebers

My commission expires: 4/29/2025

