

BK 2207 PG 1399 - 1400 (2) DOC# 10025113
This Document eRecorded: 04/23/2020 04:36:32 PM
Fee: \$26.00 Tax: \$194.00
Franklin County, North Carolina
Brandi Smith Davis, Register of Deeds

This instrument prepared by: James S. Warren, 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.

RETURN TO: Warren, Shackleford & Thomas, P.L.L.C.

PREPARED BY and RETURN TO: Warren, Shackleford & Thomas, P.L.L.C.
343 S. White Street, Wake Forest, NC 27587

TAX IDENTIFICATION #: 044820 / REVENUE STAMPS \$ 194.00

NORTH CAROLINA GENERAL WARRANTY DEED

This deed made this 21st day of April, 2020 by and between:

GRANTOR: **BROTHERS DEVELOPMENT, L.L.C.**

GRANTEE: **FIDELIS CONSTRUCTION, INC.**
P.O. Box 550, Youngsville, NC 27596

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

BEING all of Lots 20 & 21 Highcroft Subdivision as shown on plat recorded in Book of Maps 2019, Pages 52-54 and re-recorded in Book of Maps 2019, Pages 75-77, Franklin County Registry.

The above property was acquired by Grantor by instrument recorded in Book 2104, Page 874.

All or a portion of the property herein conveyed ___ includes or X 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.

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 to the property against the lawful claims of all others except for the exceptions set out below.

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

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

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.

BROTHERS DEVELOPMENT, L.L.C.

By: [Signature] (SEAL)
Manager (Title)

STATE OF NORTH CAROLINA, COUNTY OF WAKE

I, James S. Warren, a Notary Public for the County of Wake, State of North Carolina, certify that Daniel White personally appeared before me this day and acknowledged that he/she is Manager of **Brothers Development, L.L.C., a North Carolina Limited Liability Company** and that by authority duly given, the foregoing instrument was signed by him/her in the Company name as the act of the Company.

Witness my hand and official stamp or seal, this the 23 day of April, 2020.

My Commission Expires: 10/03/2020

[Signature]
Notary Public

