

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$196.00
Parcel ID:	027315
Mail/Box to:	Warren Shackleford & Thomas, PLLC
Prepared by:	Licensed North Carolina Attorney: Kimberly P. Thomas, 343 S. White Street, Wake Forest, NC, 27587
Brief description for the index:	Lot 35, C. C. Farms

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

THIS GENERAL WARRANTY DEED ("Deed") is made on the 14th day of August, 20 25, by and between:

GRANTOR	GRANTEE
James H. Perry, a widower 1226 Sheridan Avenue Baltimore, MD 21239	NG Woods Investments, Inc. 1062 Pebblebrook Drive Wake Forest, NC 27587

Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Louisburg, Franklin County, North Carolina and more particularly described as follows (the "Property"):

BEING all of Lot 35 as shown on plat entitled "Property Survey for May Enterprises", a copy of which is recorded in Plat Record File 3, Slide 91-15, Franklin County Registry.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 1298 Page 225.

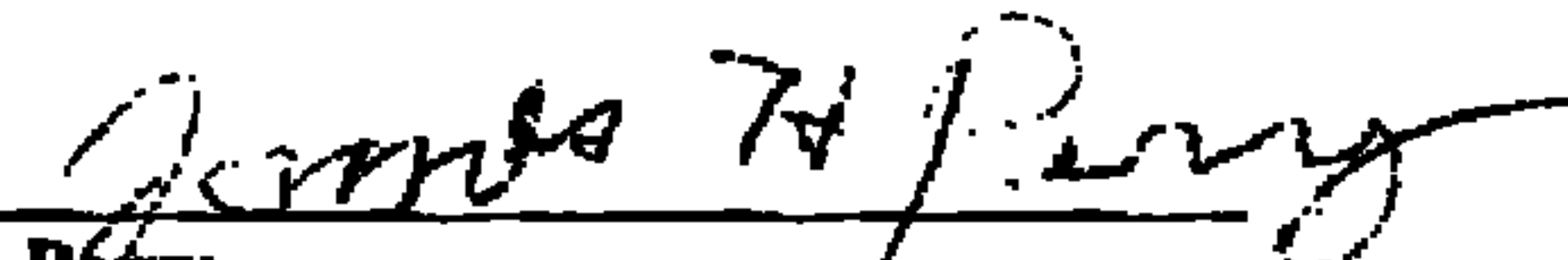
All or a portion of the Property ☒ includes or ☐ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Record File 3, Slide 91-15, Franklin County Registry.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

1. Subject to current year ad valorem taxes and a valid survey.
2. Subject to Easements and Restrictions, and/or Rights of Way of record which may include an obligation to pay assessments.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

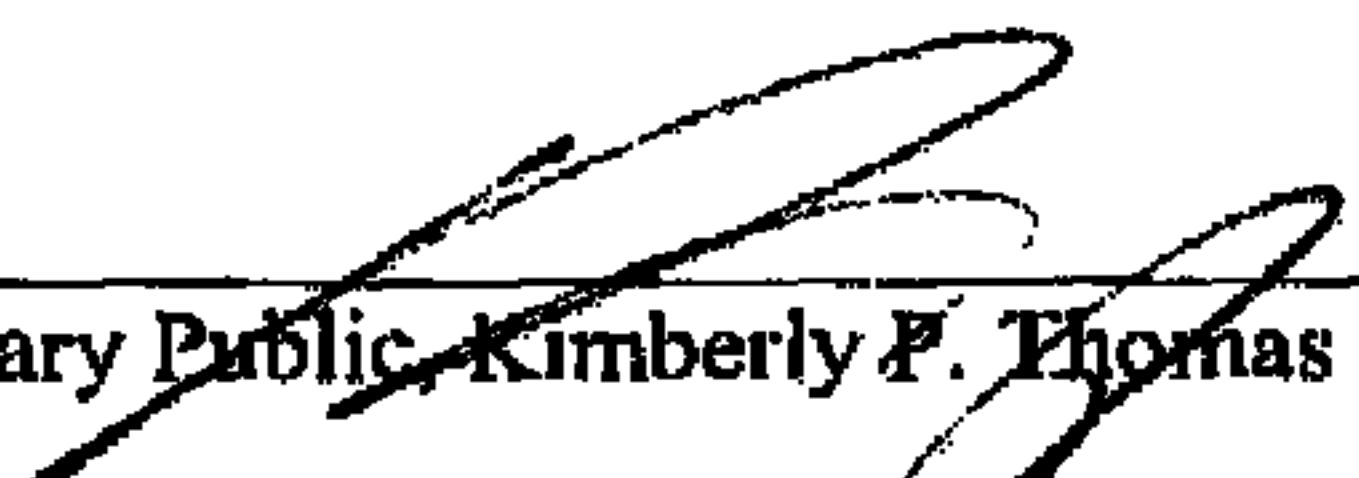

James H. Perry

STATE OF NORTH CAROLINA

COUNTY OF FRANKLIN

I, Kimberly P. Thomas, a Notary Public, do hereby certify that James H. Perry personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 14th day of August, 2025.


Notary Public, Kimberly P. Thomas
My Commission Expires: June 30, 2026

