

BK 2210 PG 20 - 21 (2)

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Fee: \$26.00

Tax: \$838.00

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.

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 #: 043293

REVENUE STAMPS \$ 838.00

NORTH CAROLINA GENERAL WARRANTY DEED

This deed made this 11th day of May, 2020 by and between:

GRANTOR: **Geff Rucker Homes, Inc.**

GRANTEE: **Kevin Daniel Sanford and wife, Lauren R. Sanford**
175 Lockamy Lane, 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 YOUNGSVILLE, COUNTY OF FRANKLIN

BEING all of Lot 5 Addyson at Holden Road as shown on plat recorded in Book of Maps 2017, Pages 27 and 28, Franklin County Registry.

The above property was acquired by Grantor by instrument recorded in Book 2088, Page 163.

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.

GEFF RUCKER HOMES, INC.

By: [Signature]

President

STATE OF NORTH CAROLINA, COUNTY OF Wake

I, Sharon D. Daye, a Notary Public for the County of Wake, State of N.C., certify that George F. Rucker personally appeared before me this day and acknowledged that he/she is ✓ President of **GEFF RUCKER HOMES, INC.** a North Carolina corporation, and that by authority duly given and as an act of the corporation, the foregoing instrument was signed in its name by its ✓ President.

Witness my hand and official stamp or seal, this 12 day of May, 2020.

[Signature]
Notary Public

My Commission Expires: 9-27-2020

