

BK 2333 PG 49 - 50 (2) DOC# 10074759
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Fee: \$26.00 Tax: \$0.00
Franklin County, North Carolina
Brandi Smith Brinson, Register of Deeds

This instrument was 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: Warren, Shackleford & Thomas, P.L.L.C.,
343 S. White Street, Wake Forest, NC 27587
Without Title Examination of Tax Advice

TAX IDENTIFICATION #: 048813 REVENUE STAMP \$ -0-

NORTH CAROLINA GENERAL WARRANTY DEED

This deed made this 1st day of May, 2023 by and between:

GRANTOR: **SHANNON HOMES DESIGN BUILD, LLC**
P.O. Box 1528, Henderson, NC 27536

GRANTEE: **WW PROPERTIES & RENTALS, LLC**
P.O. Box 1528, Henderson, NC 27536

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 LOT 1 BAKER DOWNS SUBDIVISION, AS SHOWN ON PLAT RECORDED IN BOOK OF MAPS 2022, PAGE 191, FRANKLIN COUNTY REGISTRY.

The above property was acquired by Grantor by instrument recorded in 2213, Page 1162.

All or a portion of the property herein conveyed _ includes or X does not include the primary residence of a Grantor.

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.

TO HAVE AND TO HOLD the above-described property 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 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.

SHANNON HOMES DESIGN BUILD, LLC
BY: Mark E. Dowdy (SEAL)
MARK E. DOWDY, MANAGER

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, a Notary Public do hereby certify that Mark E. Dowdy, personally appeared before me this day and acknowledged that he is Manager of Shannon Homes Design Build, LLC a North Carolina limited liability company and that by authority duly given, the foregoing instrument was signed by him in the Company name as the act of the Company.

Witness my hand and official stamp or seal, this the 2nd day of MAY 2023.

Julie A. McBride
Notary Public

My Commission Expires: 04-01-2026

