

753

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Recorded: 05/28/2010 at 03:20:38 PM
Fee Amt: \$37.00 Page 1 of 2
Excise Tax: \$15.00
Franklin County North Carolina
Linda H. Stone Register of Deeds
BK 1775 PG 753-754

By: Linda S. Marshall, Deputy

RETURN TO: Kathryn S. Drake, Attorney at Law, PA
12324 Hampton Way Drive, Suite 101, Wake Forest, NC 27587

PREPARED BY: Kathryn S. Drake, Attorney at Law, PA
12324 Hampton Way Drive, Suite 101, Wake Forest, NC 27587

BRIEF DESCRIPTION: 1.5 acres, BM 2010, Page 85

TAX IDENTIFICATION: out of 027676 REVENUE STAMPS: \$ 15

N/A If initialed, the property includes the primary residence of at least one of the Grantors, otherwise, note as N/A. (per NC GS § 105-317.2)

NORTH CAROLINA GENERAL WARRANTY DEED

This deed made this 27th day of May, 2010, by and between:

GRANTOR: David P Mortimer, and wife,
Melinda Mortimer
149 Phelps Road
Franklinton, NC 27525

GRANTEE: Paul Samosky, and wife,
Amy Samosky
83 Tin Pan Alley
Franklinton, NC 27525

Mailing address:
2609 Millborough Court, Apt D
Raleigh, NC 27604

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 FRANKLINTON COUNTY OF FRANKLIN

Being all of the 1.50 acre tract shown on a plat entitled "Survey of Property Owned by David P. Mortimer & Melinda R. Mortimer", a copy of which is recorded in Book of Maps 2010, Page 85, Franklin County Registry.

Included in the above conveyance is a perpetual, non-exclusive easement for ingress, egress and regress and for the installation, maintenance, repair and replacement of utility lines over and across the 45 foot wide private easement shown as Mort's Place on the plat which is recorded in Book of Maps 2002, Page 248, Franklin County Registry and the extension of that road which is called Tin Pan Alley on the plat which is recorded in Book of Maps 2010, Page 85, Franklin County Registry..

The above property was acquired by Grantor by instrument recorded in Book 940, Page 212, FRANKLIN County Registry.

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. Easements, conditions 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.



David P Mortimer (SEAL)
David P Mortimer

Melinda Mortimer (SEAL)
Melinda Mortimer

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, Kathryn S. Dren a Notary Public of the County and State aforesaid, certify that David P Mortimer and Melinda Mortimer personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 20th day of May, 2010.

Kathryn S. Dren
NOTARY PUBLIC

My Commission Expires: 8/3/2010