

Doc No: 10067543
Recorded: 09/29/2022 11:42:41 AM
Fee Amt: \$26.00 Page 1 of 4
Excise Tax: \$40.00 DocType: DEED
Franklin County North Carolina
Brandi S Brinson, Register of Deeds
BK 2315 PG 764 - 767 (4)

Revenue Stamps: \$40.00

Recording Information

Prepared by and mail to: **McFARLANE LAW OFFICE, PA, P.O. BOX 127 LOUISBURG, NC 27549**

Tax Parcel ID No.: 025789

Brief Description for Index: Lake Royale Lot R-3042

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 28 day of Sept, 2022 by and between:

GRANTOR

Sabrina C. Thomas, Executor of the Estate
of Georgia P. Ward; Sabrina C. Thomas and
husband, George Thomas; India Moore and
husband, Donnell Moore; Corliss Garner and
husband, Wayne Garner.
P.O. Box 75, Garysburg, NC 27890

GRANTEE

Silvia Painting and Cleaning, LLC
A North Carolina LLC
3004 Ben Hill Circle
Raleigh, NC 27616

(The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context).

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, piece or parcel of land situated in the township of _____, FRANKLIN COUNTY, North Carolina, and more particularly described as:

All that certain lot, piece or parcel of land and appurtenances thereto designated as Lot No. R-3042, plat of Lake Sagamore Subdivision, now Lake Royale Subdivision, as the same is shown on that certain plat recorded in Map Book/Plat Record File No. 1, page/slide(s) 180A, Franklin County Registry.

This conveyance is made subject to all covenants, conditions and easements of record applicable to and legally binding upon the land hereby conveyed.

See Estate of Georgia P. Ward, Halifax Co. Estate File 22 E 398 and Franklin County Estate File 22 E 383 for further information regarding chain of title.

This instrument prepared by Steven H. McFarlane, a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the county tax collector upon disbursement of the closing proceeds.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. And the Grantor covenants with the 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 against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

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

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors or similar governing body, the day and year first above written.

If the initials of any Grantor or agent appear, the property includes the primary residence of at least one of the Grantors. (N.C.G.S. § 105-317.2): _____

CORPORATE GRANTOR

[THIS IS WHERE YOU SIGN]

INDIVIDUAL GRANTOR(S)

Estate of Georgia P. Ward
Name of Corporation or other entity

_____(seal)

By: Sabrina C. Thomas
Sabrina C. Thomas

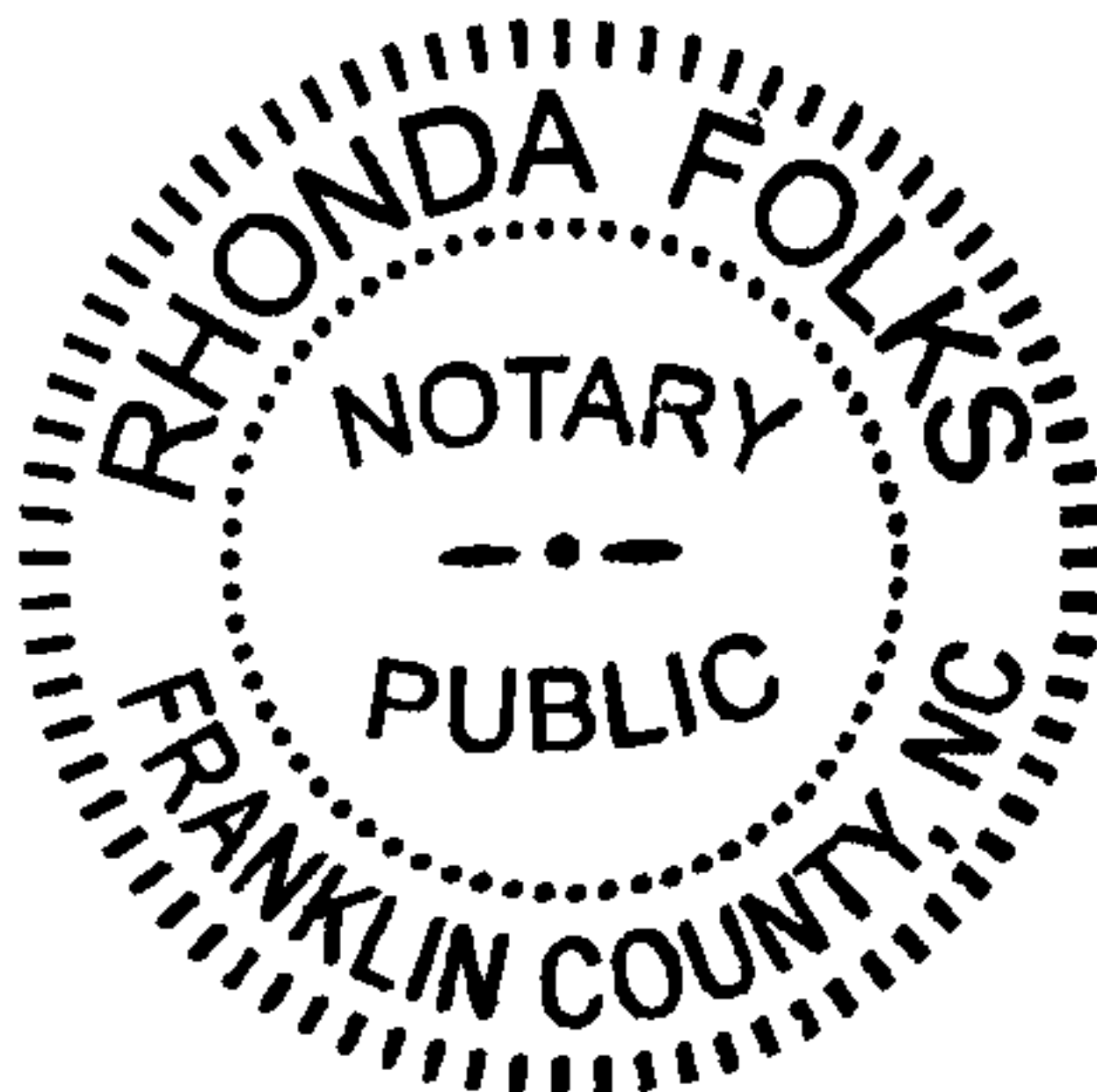
_____(seal)

Title: Executor

_____(seal)

_____(seal)

[THIS IS WHERE THE NOTARY NOTARIZES YOUR SIGNATURE]
[STAY INSIDE THE MARGINS!]

STATE OF North Carolina COUNTY OF Franklin

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he/she signed the foregoing document [print name(s)]:

Sabrina C. Thomas, Executor of the Estate of Georgia P. Ward

Date of Notarization: 9/16/2022

Rhonda Folks

My commission expires: 10/24/24
(date)

Notary Public Signature

Rhonda Folks

<==== Print Notary Name Here

Notary
Stamp/Seal

STATE OF _____, COUNTY OF _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he/she signed the foregoing document [print name(s)]:

Sabrina C. Thomas & George Thomas

Date of Notarization: _____

Notary Public Signature

My commission expires: _____
(date)

<==== Print Notary Name Here

Notary
Stamp/Seal

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. And the Grantor covenants with the 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 against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

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CORPORATE GRANTOR

[THIS IS WHERE YOU SIGN]

INDIVIDUAL GRANTOR(S)

Estate of Georgia P. Ward
Name of Corporation or other entity

By: Sabrina C. Thomas
Sabrina C. Thomas

Title: Executor

Sabrina C. Thomas (seal)

George Thomas (seal)

_____ (seal)

_____ (seal)

[THIS IS WHERE THE NOTARY NOTARIZES YOUR SIGNATURE]
[STAY INSIDE THE MARGINS!]

STATE OF _____, COUNTY OF _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he/she signed the foregoing document [print name(s)]:

Sabrina C. Thomas, Executor of the Estate of Georgia P. Ward

Date of Notarization: _____

My commission expires: _____ (date)

Notary Public Signature

===== Print Notary Name Here

Notary
Stamp/Seal

STATE OF North Carolina COUNTY OF Franklin

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he/she signed the foregoing document [print name(s)]:

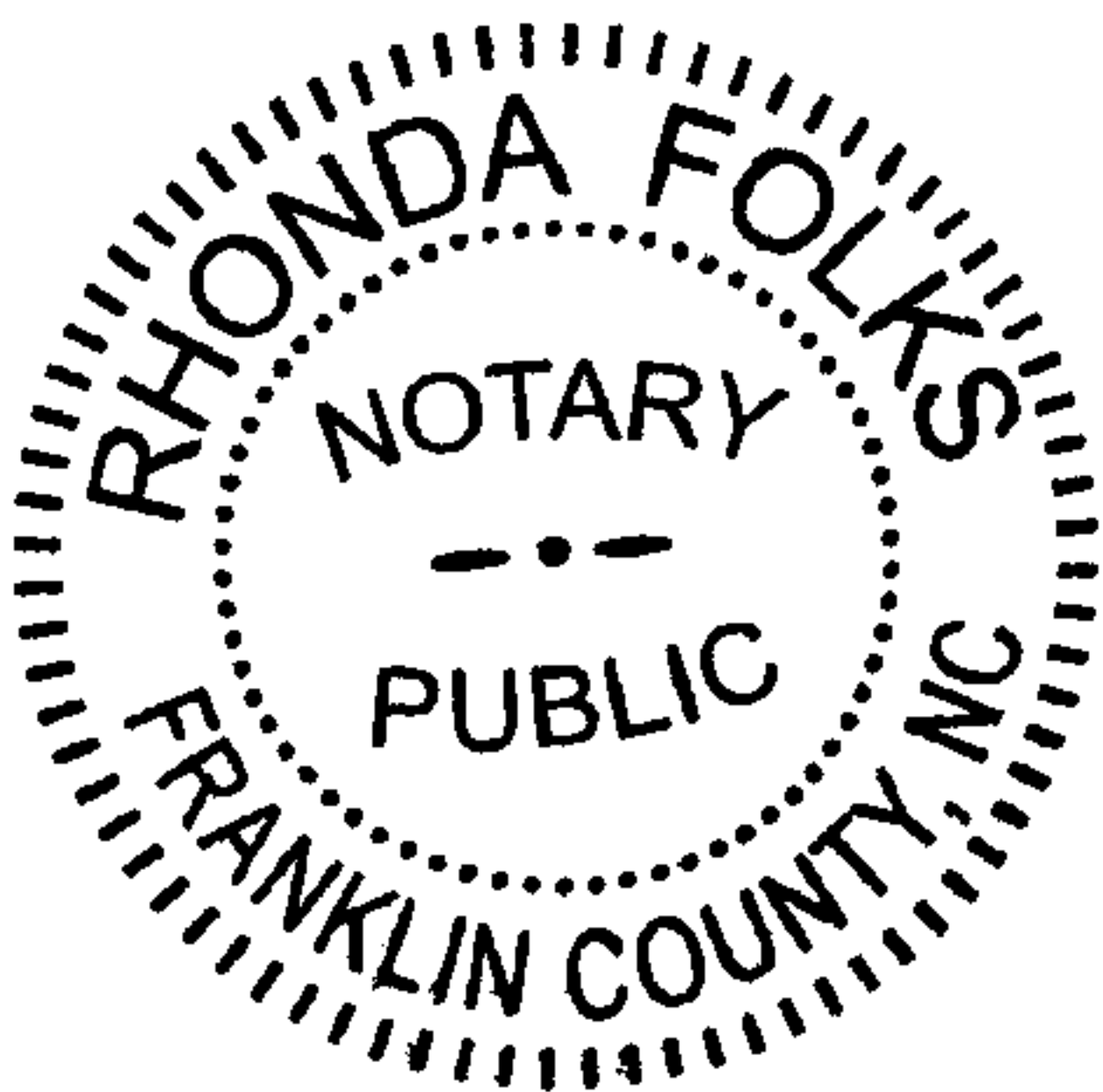
Sabrina C. Thomas & George Thomas

Date of Notarization: 9/29/2022

My commission expires: 10/20/24 (date)

Notary Public Signature

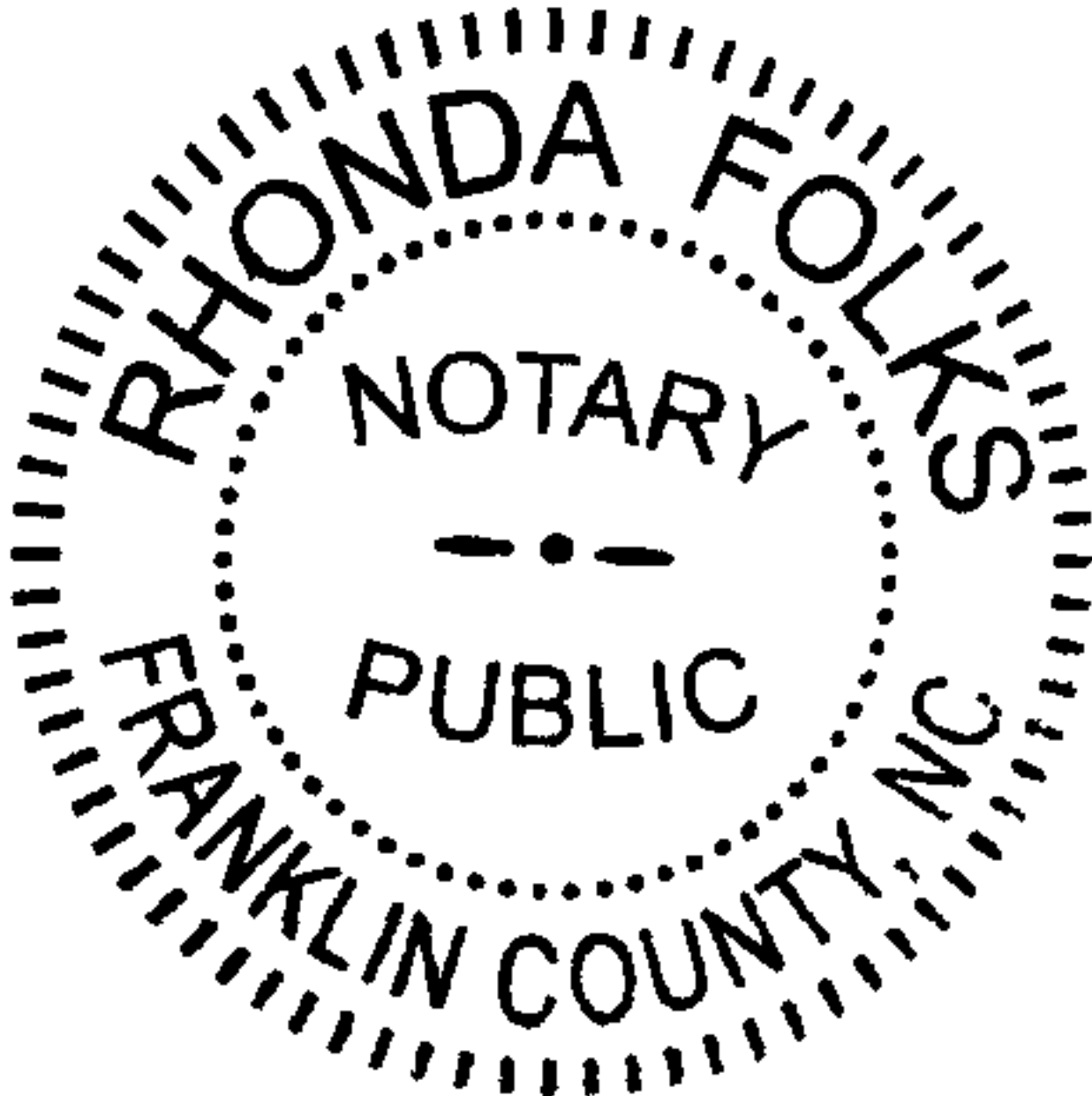
===== Print Notary Name Here



Notary
Stamp/Seal

India Moore (seal)
India Moore

Donnell Moore (seal)
Donnell Moore



Notary
Stamp/Seal

STATE OF North Carolina, COUNTY OF Franklin

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he/she signed the foregoing document [print name(s)]:

India Moore and Donnell Moore & Corliss Garner & Wayne Garner

Date of Notarization: 9/26/2022

Rhonda Folks
Notary Public Signature

My commission expires: 10/20/24
(date)

Rhonda Folks

←==== Print Notary Name Here

Corliss Garner (seal)
Corliss Garner

Wayne Garner (seal)
Wayne Garner

STATE OF North Carolina, COUNTY OF Franklin

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he/she signed the foregoing document [print name(s)]:

Corliss Garner and Wayne Garner

Date of Notarization: 9/26/2022

Rhonda Folks
Notary Public Signature

My commission expires: 10/20/24
(date)

Rhonda Folks

←==== Print Notary Name Here

Notary
Stamp/Seal