

This instrument prepared by Robert B. Crosby, Esq. a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon distribution of closing proceeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise tax \$ 360.00

Real Estate Tax ID #: Out of 042777

Mail after recording to **GRANTEE**

This instrument was prepared by **Crosby Law Firm, P.A., Raleigh, NC**

Brief description for the Index: Lot 2 West Prop 2018-126

THIS DEED made this 4 day of June, 2018, by and between

GRANTORS

GRANTEES

William K. West, Sr. and wife, Suzanne McLeod West whose mailing address is 562 Peach Orchard Rd., Louisburg, NC 27549 (herein referred to collectively as Grantor) All or a portion of the property herein conveyed _____ does or ☒ does not include the primary residence of a Grantor. <i>(Seller to check one)</i>	Brian J. Hensley and wife, Jamie Y. Hensley whose mailing address is 562 Peach Orchard Rd., Louisburg, NC 27549 (herein referred to collectively as Grantee)
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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 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 or parcel of land situated in Franklin County, North Carolina and more particularly described as follows:

Being all of Lot 2 as shown on that Recombination Plat Survey For William K. West Sr. and Suzanne McLeod West, recorded in Book of Maps 2018, Page 126, Franklin County Registry.

Property Street Address: 562 Peach Orchard Rd., Louisburg, NC 27549

The property hereinabove described was acquired by the Grantor by instrument recorded in **BOOK 2045, PAGE 159, Franklin COUNTY REGISTRY.**

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, that title is marketable and free of all encumbrances and that the 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:

1. **AD VALOREM TAXES FOR THE CURRENT YEAR AND SUBSEQUENT YEARS; AND**

2. **EASEMENTS, OTHER RESTRICTIONS, AND RIGHTS OF WAY OF RECORD**

IN WITNESS WHEREOF, the Grantor, having been duly sworn, has hereunto set his/her hand and seal the day and year above written.

William K. West Jr. (SEAL)
William K. West, Sr.

Suzanne McLeod West (SEAL)
Suzanne McLeod West

STATE OF North Carolina, Durham COUNTY } ss.

I, the undersigned Notary Public, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: William K. West, Sr., Grantor(s).

Witness my hand and official stamp or seal, this the 30 day of May, 2018

My Commission Expires 2-17-2022
Patricia M Deering
NOTARY PUBLIC
(Affix Official Stamp or Seal in Blank Space)
Durham County, NC
My Commission Expires February 17, 2022

Patricia M Deering
Notary Public
Print Notary Name: Patricia M. Deering

STATE OF North Carolina, Durham COUNTY } ss.

I, the undersigned Notary Public, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Suzanne McLeod West, Grantor(s).

Witness my hand and official stamp or seal, this the 30 day of May, 2018

My Commission Expires: 2-17-2022

(Affix Official Stamp or Seal in Blank Space)

Patricia M Deering
NOTARY PUBLIC
Durham County, NC
My Commission Expires February 17, 2022

Patricia M Deering
Notary Public
Print Notary Name: Patricia M. Deering