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Doc ID: 004679880003 Type: CRP
Recorded: 12/15/2011 at 11:57:05 AM
Fee Amt: \$26.00 Page 1 of 3
Franklin County North Carolina
Brandi S. Davis Register of Deeds
BK 1836 PG 201-203

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
Without title examination or tax advice

BRIEF DESCRIPTION: Lots 12, 23, 68 and 92, Mill Creek Subdivision
Lot 70, John Mitchell Road

TAX IDENTIFICATION: 025096, 27499, 6012, 25103 & 26917
REVENUE STAMPS: \$0.00
The property does not include the primary residence of either of the Grantors.

NORTH CAROLINA GENERAL WARRANTY DEED

This deed made this 14th day of December, 2011, by and between:

GRANTOR: Frank D. Brandon and wife, Lisa C. Brandon
13028 Keith Store Road
Wake Forest, NC 27587

GRANTEE: ERL Properties, LLC
13028 Keith Store Road
Wake Forest, NC 27587

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

Tract 1:
Being all of Lot 12 in Mill Creek Subdivision, Phase 1, as shown on a plat which is recorded in
Plat Record File #3, Slide 89-128, Franklin County Registry.

Tract 2:

Beginning at a point in State Road 1140 (John Mitchell Road), said point being North 84 degrees 18 minutes 29 seconds West 1273.44 feet from an existing pk nail in the centerline of the intersection of State Road 1140 and State Road 1160; runs thence South 8 degrees 17 minutes 02 seconds West along the line of Steve L. Jackson 462.81 feet to an existing iron pin in the line of Williams; runs thence South 88 degrees 15 minutes 12 seconds West 88.08 feet to an existing iron pin; thence along the eastern line of Lot 69 North 06 degrees 15 minutes 46 seconds East 454.77 feet to an iron pipe in the centerline of John Mitchell Road; thence along the centerline of John Mitchell Road North 85 degrees 19 minutes 01 seconds East 105.46 feet to the beginning, containing 1.001 acres and being all of Lot 70 as shown on a map entitle "Map Prepared for Ronald H. Murray, Jr." by James O. Murphy, RLS dated July 22, 1994.

Tract 3:

Being all of Lot 92 of Mill Creek Subdivision, Phase 3-B, as shown on a map recorded in Plat Record File 3, Slide 91-191, Franklin County Registry.

Tract 4:

Being all of Lot 23 of Mill Creek Subdivision as shown on a map recorded in Plat Record File 3, Slide 90-285, Franklin County Registry.

Tract 5:

Being all of Lot 68 in Mill Creek Subdivision, Phase 1, as shown on a plat which is recorded in Plat Record File #3, Slide 89-128, Franklin County Registry.

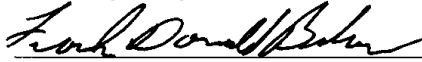
TO HAVE AND TO HOLD the above described property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

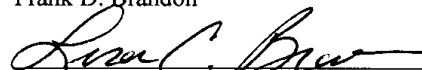
Grantor covenants with Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances and that Grantor will warrant and defend the title to the property against the lawful claims of all others 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.

 (SEAL)
Frank D. Brandon

 (SEAL)
Lisa/C. Brandon

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, Kathryn S. Drake a Notary Public of the County and State aforesaid,
certify that Frank D. Brandon and Lisa C. Brandon personally appeared before me this day and
acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 14th day of December, 2011.

Kathryn S. Drake
NOTARY PUBLIC

My Commission Expires: 8/3/2015

