Doc No: 10091947
Recorded: 09/17/2024 11:26:59 AM
Fee Amt: $26.00 Page 1 of 2
Excise Tax: $140.00
Franklin County North Carolina
Brandi S. Brinson, Register of Deeds
BK 2375 PG 1678 - 1679 (2)

This instrument prepared by: C. Boyd Sturges, III
A Licensed North Carolina attorney.
Delinquent Taxes, if any, to be paid by the closing attorneyto the county Tax Collector upon disbursement of closing proceeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $140.00

Parcel Identifier No. 025535, 025536 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: Davis & Sturges PLLC, P.O. Drawer 708, Louisburg, NC 27549

This instrument was prepared by: Davis & Sturges PLLC, P.O. Drawer 708, Louisburg, NC 27549 (CBSIII) bg

Brief description for the Index: _____

THIS DEED made this 17th day of September, 2024 by and between

GRANTOR	GRANTEE
RODNEY A. JOYNER and wife, JULIE D. JOYNER 149 BLACK CLOUD DRIVE LOUISBURG, NC 27549	AJR FRAMING LLC 101 SUE KIM DRIVE YOUNGSVILLE, NC 27596

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 the City of _____, CYPRESS CREEK Township, FRANKLIN County, North Carolina and more particularly described as follows:

Those certain tracts or parcels of land designated as Lots 3403 and 3404 as shown on map recorded in Plat Record File 1, Slide 181-185A (183A) in the Office of the Register of Deeds of Franklin County, North Carolina.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2367 page 539.

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

A map showing the above described property is recorded in Plat Book _____ page _____.

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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, other than the following exceptions: Restrictive covenants recorded in Book 2275, Page 1206, FRANKLIN County Registry.

Easements and Restrictions of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

_____ (Entity Name)	_____ (SEAL) Print/Type Name: RODNEY A. JOYNER
By: _____	_____ (SEAL) Print/Type Name: JULIE D. JOYNER
Print/Type Name & Title: _____	
By: _____	_____ (SEAL)
Print/Type Name & Title: _____	Print/Type Name: _____
By: _____	_____ (SEAL)
Print/Type Name & Title: _____	Print/Type Name: _____

State of North Carolina - County or City of FRANKLIN

I, the undersigned Notary Public of the County or City of FRANKLIN and State aforesaid, certify that Rodney A. Joyner and wife, Julie D. Joyner personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 17th day of September, 2024.

My Commission Expires: 10-19-25
(Affix Seal)

ELIZABETH D GORDON NOTARY PUBLIC FRANKLIN COUNTY, NC

Elizabeth D. Gordon
Elizabeth D. Gordon Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, __he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20___.

My Commission Expires: _____
(Affix Seal)

_____ Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____.

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20___.

My Commission Expires: _____
(Affix Seal)

_____ Notary Public
Notary's Printed or Typed Name

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