

Type: CONSOLIDATED REAL PROPERTY
Recorded: 3/11/2015 9:43:54 AM
Fee Amt: \$402.00 Page 1 of 2
Revenue Tax: \$376.00
Franklin County North Carolina
Brandi S. Davis Register of Deeds

BK 1981 PG 989 - 990

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 376.00

Parcel Identifier No. 038847 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: The Fife Law Firm, PA, 8366 Six Forks Road, Suite 104, Raleigh, NC 27615

This instrument was prepared by: The Fife Law Firm, PA, 8366 Six Forks Road, Suite 104, Raleigh, NC 27615

Brief description for the Index: LOT 47, Bishops Ridge Subdivision,

THIS DEED made this 11th day of March, 2015 by and between

GRANTOR

Chad Ball Construction, LLC
120 Dunhill Lane
Louisburg, NC 27549

GRANTEE

Melissa Ann Morris, unmarried
120 Dunhill Lane
Louisburg, NC 27549

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 Louisburg, _____ Township, Franklin County, North Carolina and more particularly described as follows:

Being all of Lot 47, Bishops Ridge Subdivision according to map recorded in Book of Maps 2006, Page 151, Franklin County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1954 page 862-63.

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 2006 page 151.

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010
Printed by Agreement with the NC Bar Association

Submitted electronically by "The Fife Law Firm, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Franklin County Register of Deeds.

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 1546, Page 392, 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.

Chad Ball Construction, LLC (SEAL)
By: Chad Ball (Entity Name) Print/Type Name: _____
Print/Type Name & Title: Manager, Chad Ball Print/Type Name: _____ (SEAL)
By: _____ Print/Type Name: _____ (SEAL)
Print/Type Name & Title: Manager, Chad Ball Print/Type Name: _____
By: _____ Print/Type Name: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ 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 _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
(Affix Seal) Notary's Printed or Typed Name _____

State of North Carolina - County or City of Wake
I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Chad Ball personally came before me this day and acknowledged that he is the Manager of Chad Ball Construction, LLC, 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 11th day of March, 2015.

My Commission Expires: _____ Notary Public
(Affix Seal) Notary's Printed or Typed Name Lance Fife



State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged that _____ is the _____ of _____, a _____ 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, _____ 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: _____ Notary Public
(Affix Seal) Notary's Printed or Typed Name _____