

This instrument prepared by, Jackson Law, P.C.,
a licensed North Carolina attorney. Delinquent taxes,
if any, to be paid by the closing attorney to the county
tax collector upon disbursement of closing proceedings.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,100.00

Delinquent taxes, if any, to be paid by the closing attorney to the County Tax Collector upon disbursement of closing proceeds

Parcel or Real Estate ID No. 039478 Verified by _____ County on the ____ day of _____, 20____

By: _____

Mail/Box to: Grantee

This instrument was prepared by: Jackson Law, P.C., 3605 Glenwood Avenue, Suite 480, Raleigh, NC 27612

Brief description for the Index: Lot 30, East Woods of Patterson Sub

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

GRANTOR	GRANTEE
Brad Thayer and Janette Marie Thayer, a married couple 143 E. Glendale Drive Boone, NC 28607	Michael John Ryan and Katherine Janette Couperus, a married couple 114 Blue Heron Drive Youngsville, NC 27596

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, parcel of land or condominium unit situated in the Town or City of Youngsville, Franklin County, North Carolina and more particularly described as follows:

BEING all of Lot 30, East Woods of Patterson Subdivision, as shown on map recorded in Map Book 2006, Page 358, Franklin County Registry.

Property Address: 114 Blue Heron Drive, Youngsville, NC 27596

Parcel ID: 039478

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1991, Page 219.

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

A map showing the above described property is recorded in Book of Maps 2006 at Page(s) 358.

Submitted electronically by "Jackson Law, P.C."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Franklin County Register of Deeds.

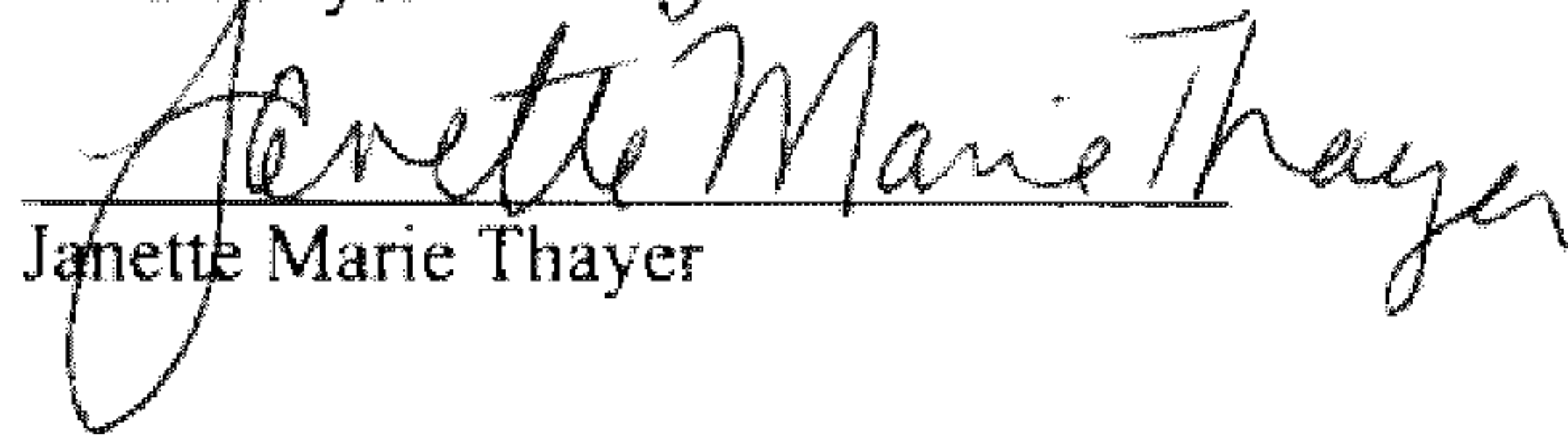
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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: Easements and restrictions of record that do not materially affect the value of the property, 2022 Ad Valorem taxes.

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



Brad Thayer



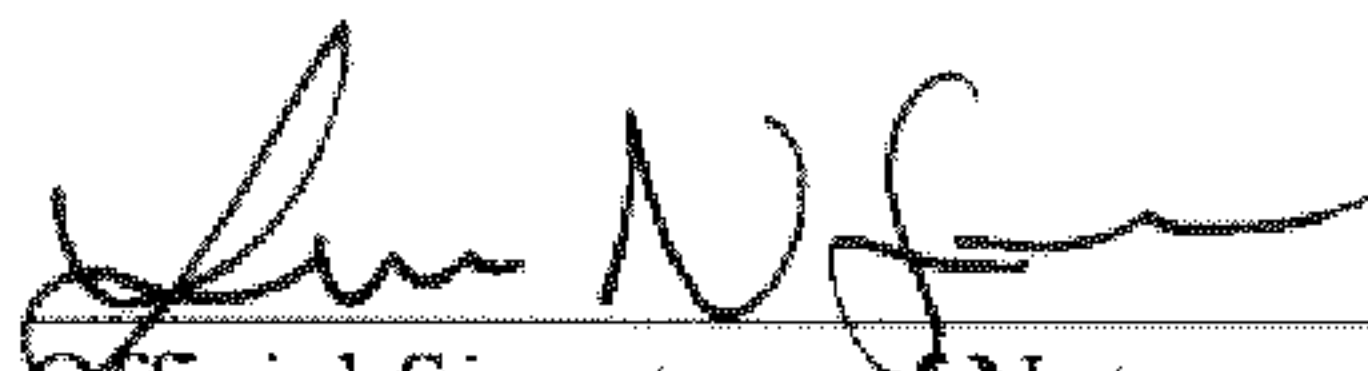
Janette Marie Thayer

STATE OF North Carolina

COUNTY OF Wake

I, Lauren N Setzer, Notary Public, do hereby certify that Brad Thayer and Janette Marie Thayer personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 28 day of October, 2022.



Official Signature of Notary

Printed or typed name of Notary

(affix seal here)

My Commission Expires: 8-13-25

