

BK 2345 PG 1103 - 1104 (2) DOC# 10079733
This Document eRecorded: 09/18/2023 10:32:38 AM
Fee: \$26.00 Tax: \$990.00
Franklin County, North Carolina
Brandi Smith Brinson, Register of Deeds

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: \$990.00

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. 043824 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 35, Addyson at Holden Road, PH 2

THIS DEED made this 7th day of September, 2023, by and between:

GRANTOR	GRANTEE
Michael Philip O'Hara and Kimberly Ann O'Hara, a married couple	Richard Thomas Shaneybrook and Jo Ann Shaneybrook a married couple
P.O. Box 93 Youngsville, NC 27596	60 Anna Marie Way 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 Franklin County, North Carolina and more particularly described as follows:

BEING all of Lot 35, Addyson at Holden Road, Phase 2, as shown on plat recorded in Book of Maps 2017, Pages 326-328, Franklin County Registry.

Property Address: 60 Anna Marie Way, Youngsville, NC 27596
Parcel ID: 043824

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2189, Page 694 .

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 2017 at Page(s) 326-328.

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, 2023 Ad Valorem taxes.

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

Michael Philip O'Hara
Michael Philip O'Hara

Kimberly Ann O'Hara
Kimberly Ann O'Hara

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, the undersigned, Notary Public, do hereby certify that Michael Philip O'Hara and Kimberly Ann O'Hara personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 7th day of September, 2023.

Samantha K. Schwarzweller

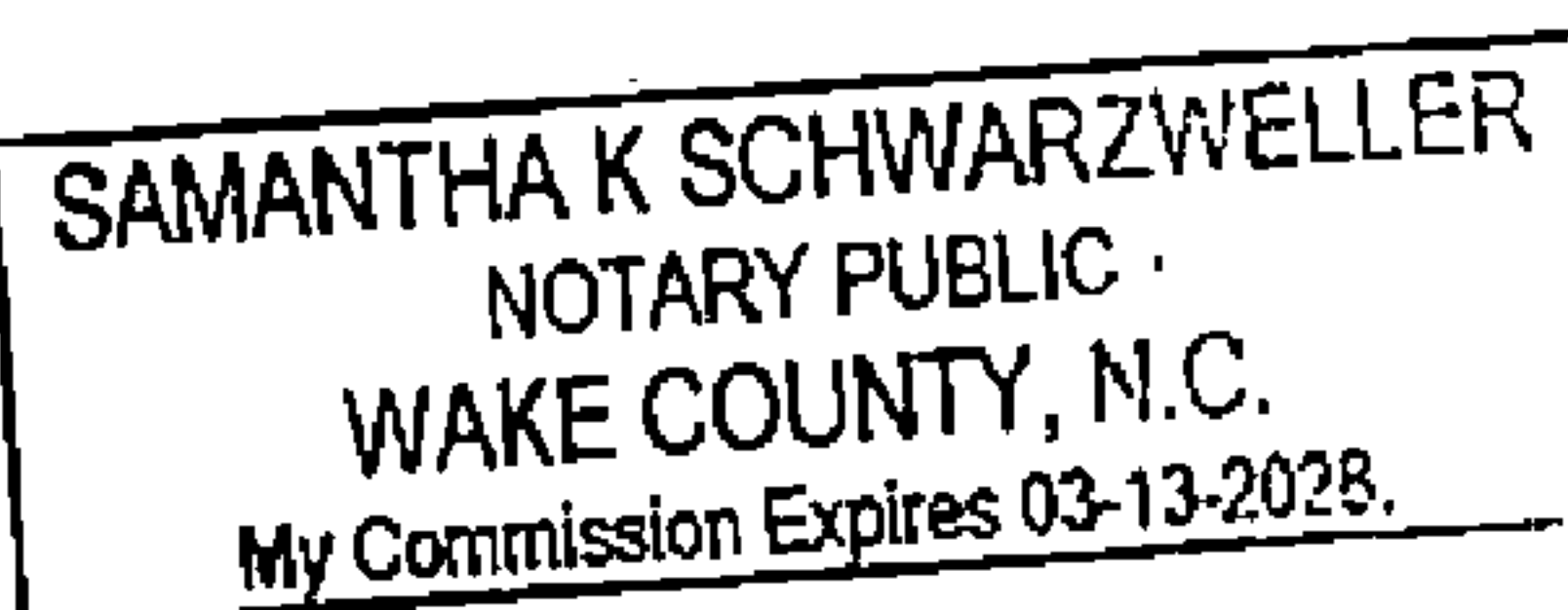
Official Signature of Notary

Printed or typed name of Notary

Samantha K. Schwarzweller

My Commission Expires:

03-13-2028



(affix seal here)