



Doc No 10106716
Recorded 11/17/2025 10:06:28 AM
Fee Amt \$26.00 Page 1 of 2
Excise Tax \$0.00
Franklin County North Carolina
Brandi S. Brinson, Register of Deeds
BK 2413 PG 1789 - 1790 (2)

Revenue Stamps: \$0.00

Recording Information

Prepared by and mail to: **McFARLANE LAW OFFICE, PA, P.O. BOX 127 LOUISBURG, NC 27549**

Title Not Certified

Tax Parcel ID No.: 027345

Brief Description for Index: 6.453 acres

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 14 day of November, 2025, by and between:

GRANTOR

McCray Park LLC
A North Carolina Limited Liability Company
1408 Highland Trail
Cary, NC 27511

GRANTEE

McCray Oakleaf Investments LLC
A North Carolina Limited Liability Company
1408 Highland Trail
Cary, NC 27511

(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 and sufficiency 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, piece or parcel of land situated in the township of _____, FRANKLIN COUNTY, North Carolina, and more particularly described as:

All that certain tract or parcel of land and appurtenances thereto, containing 6.453 acres (gross), and being designated as Tract 1, as the same is shown on that certain map or plat recorded at Map Book 2025, page 352, Franklin County Registry.

This being the same property as "Tract 2" as described in Deed recorded at Book 1482, page 334, Franklin County Registry.

This instrument prepared by Steven H. McFarlane, a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the county tax collector upon disbursement of the closing proceeds.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors or similar governing body, the day and year first above written.

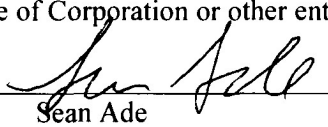
If the initials of any Grantor or agent appear, the property includes the primary residence of at least one of the Grantors. (N.C.G.S. § 105-317.2): _____

CORPORATE GRANTOR

[THIS IS WHERE YOU SIGN]

INDIVIDUAL GRANTOR(S)

McCray Park LLC
Name of Corporation or other entity

By: 
Sean Ade
Title: Member/Manager

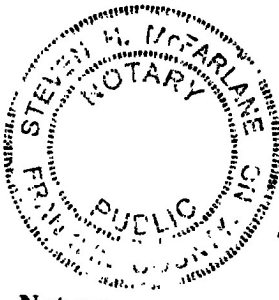
_____(seal)
_____(seal)
_____(seal)
_____(seal)

**[THIS IS WHERE THE NOTARY NOTARIZES YOUR SIGNATURE]
[STAY INSIDE THE MARGINS!]**

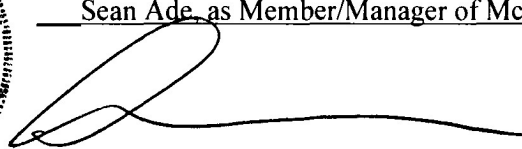
STATE OF NC, COUNTY OF Franklin

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he/she signed the foregoing document [print name(s)]:

Sean Ade, as Member/Manager of McCray Park LLC



**Notary
Stamp/Seal**


Notary Public Signature

Date of Notarization: 11/14/25

My commission expires: 2/13/26
(date)

<===== Print Notary Name Here

STATE OF _____, COUNTY OF _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he/she signed the foregoing document [print name(s)]:

Date of Notarization: _____

Notary Public Signature

My commission expires: _____
(date)

<===== Print Notary Name Here

**Notary
Stamp/Seal**