



Doc No 10056958
Recorded 02/07/2022 04:15 47 PM
Fee Amt \$26.00 Page 1 of 2
Excise Tax \$400.00
Franklin County North Carolina
Brandi S Brinson, Register of Deeds
BK 2289 PG 1406 - 1407 (2)

Revenue Stamps: \$400.00

Recording Information

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

Tax Parcel ID No.: 004863

Brief Description for Index: Brandy Creek, Phase I, Lot 4

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 7 day of February, 2022, by and between:

GRANTOR

Dennis J. LaFrance and wife,
Delene C. LaFrance
59 Olive Street
Waterford, CT 06385

GRANTEE

Jabez B. Tsantles and wife,
Gabrielle J. Guckavan
964 Hicks Road
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 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:

Being all of Lot 4, Phase 1, Brandy Creek, as shown on map recorded in Plat Record File 3, Slide 12-A, 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)

Name of Corporation or other entity

By: _____

Title: _____

Dennis J. LaFrance (seal)

Delene C. LaFrance (seal)

Delene C. LaFrance (seal)

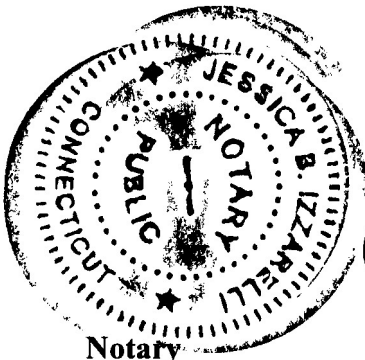
_____ (seal)

_____ (seal)

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

STATE OF Connecticut, COUNTY OF New London
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)]:

Dennis J. LaFrance & Delene C. LaFrance



Notary
Stamp/Seal

Jessica B. Izzarelli
Notary Public Signature
Jessica B. Izzarelli

Date of Notarization: 12/1/2022

JESSICA B. IZZARELLI
My commission expires NOTARY PUBLIC
MY COMMISSION EXPIRES DEC. 31, 2023 (date)

←===== Print Notary Name Here

STATE OF NORTH CAROLINA, 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 (date)

My commission expires: _____

←===== Print Notary Name Here

Notary
Stamp/Seal