

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: \$510.00

Parcel Identifier No. 033533 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Jackson Law, P.C., 7920 Acc Blvd, Suite 120A, Raleigh, NC 27617

This instrument was prepared by: Jackson Law, P.C., 7920 Acc Blvd, Suite 120A, Raleigh, NC 27617

Brief description for the Index: Lot 36, Magnolia Ridge, PH 2

THIS DEED made this 17th day of February, 2022, by and between

GRANTOR

Aaron R. Evans, an unmarried man
1512 Sweetclover Drive
Wake Forest, NC 27587

GRANTEE

Jameson R. Nastase and wife, Chelsea L. Nastase
65 Rainwood Court
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, parcel of land or condominium unit situated in the City of Louisburg, _____ Township, Franklin County, North Carolina and more particularly described as follows:

BEING all of Lot 36 in Magnolia Ridge Subdivision, Phase 2 as shown on plat recorded in Book of Maps 2000, Page 75, Franklin County Registry.

Property Address: 65 Rainwood Court, Louisburg, NC 27549

PARCEL ID: 033533

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2012 page 575.

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 Plat Book 2000 page 75.

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.

Aaron R. Evans (SEAL)
Aaron R. Evans

State of North Carolina – County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that Aaron R. Evans 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 17th day of February, 2022.

My Commission Expires: 07-19-2024

Kathryn C Brewer
Notary Public



The foregoing Certificate(s) of _____
is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: _____ Register of Deeds for _____ County
Deputy/Assistant –Register of Deeds