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Recorded: 03/22/2007 at 01:13:51 PM
Fee Amt: \$437.00 Page 1 of 2
Excise Tax: \$420.00
Franklin County North Carolina
Linda H. Stone Register of Deeds

BK 1609 PG 137-138

*by Carolyn Coley,
Not.*

Excise Tax: \$420.00

Recording Time, Book & Page

BRIEF DESCRIPTION: Lot 205, Richland Hills

Mail To: Grantee

Parcel Identification No.: B06H00-205

Prepared By: Jonathan T. Sizemore, Attorney at Law
Adams & Howell, P.A.

NORTH CAROLINA GENERAL WARRANTY DEED

This WARRANTY DEED is made this 21st day of **March, 2007** by and between **Kathryn Shearer and husband, John Shearer**, party(ies) of the first part, hereinafter referred to as the Grantor(s); and **Leneve Savage and husband, Howard Savage**, whose address is **1320 Marbank Street, Wake Forest, NC 27587**, party(ies) of the second part, hereinafter referred to as the Grantee(s).

WITNESSETH:

WHEREAS Grantor(s) for and in consideration of the Sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, have given, granted, bargained, sold and conveyed, and by these presents do hereby give, grant, bargain, sell and convey unto the Grantee in fee simple. Said property being all of that certain piece, parcel or tract of land situated, lying and being in Youngsville Township, Franklin County, North Carolina, and more particularly described as follows:

Being all of Lot 205, Phase 1D of Richland Hills Subdivision, as depicted in Book of Maps 2003, Pages 320A-320E (320B), Franklin County Registry.

This conveyance is expressly made subject to the lien created by all the Grantors' real 2007 Franklin County ad valorem taxes on said tract of land which the Grantee(s) agree to assume and pay in full when due.

Subject to all easements, rights-of-way, covenants and other restrictions as shown on the public record or as would be disclosed by an accurate survey and inspection of the land.

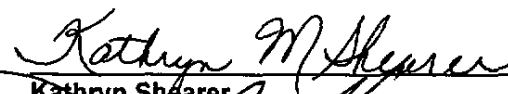
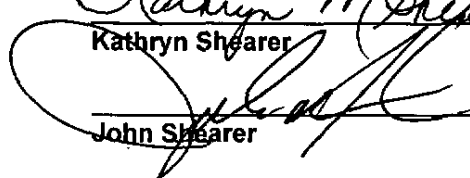
See Deed Book 1508, Page 300.

TO HAVE AND TO HOLD the above described lands and premises, together with all appurtenances thereunto belonging, or in anywise appertaining, unto the Grantees in fee simple, their heirs, successors and assigns forever, but subject always, however, to the limitations set out above.

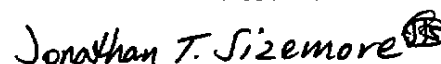
AND the said Grantors, parties of the first part, covenant to and with said Grantees, parties of the second part, their heirs, successors, administrators and assigns that they are **lawfully seized in fee simple** of said lands and premises, and have **full right and power to convey** the same to the Grantees in fee simple (but subject, however, to the limitations set out above) and that said lands and premises are **free from any and all encumbrances**, except as set forth above, and that themselves and their heirs, successors, administrators and assigns shall **forever warrant and defend the title** to the same lands and premises, together with the appurtenances thereunto appertaining, unto the Grantees, their heirs, successors, administrators and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal and do adopt the printed word "SEAL" beside their name as their lawful seal.

GRANTORS

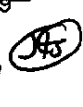
 (SEAL)
Kathryn Shearer
 (SEAL)
John Shearer

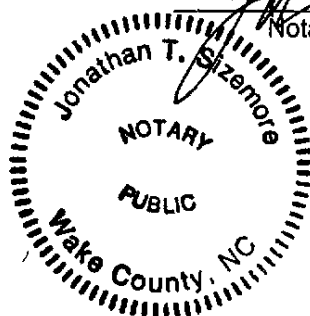
STATE OF NORTH CAROLINA
COUNTY OF ~~WAKE~~ *Franklin* 

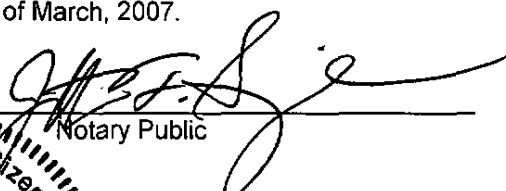
 
I, ~~Virginia Matthews~~, a Notary Public, do hereby certify that **Kathryn Shearer and husband, John Shearer**, personally appeared before me this date, and being duly sworn, executed the foregoing instrument.

Witness my hand and official seal, this the 21st day of March, 2007.

My Commission Expires: ~~2/4/2009~~

6/27/07 




Notary Public