

This certifies that there are no delinquent ad valorem real estate taxes, which the Franklin County Tax Collector is charged with collecting, that are a lien on:
Parcel ID (s) : 015617
This is not a certification that this Franklin County Parcel ID number(s) matches this Deed description.
By [Signature] Date 6/30/25
Tax Collector / Clerk


Doc No: 10101734
Recorded: 06/30/2025 02:14:14 PM
Fee Amt: \$26.00 Page 1 of 3
Excise Tax: \$84.00
Franklin County North Carolina
Brandi S. Brinson, Register of Deeds
BK 2401 PG 105 - 107 (3)

**NORTH CAROLINA GENERAL
WARRANTY DEED**

Excise Tax: \$ 84.00

Recording Time, Book and Page Parcel Identifier

Tax Map No.

No.

Mail after recording to: Grantee: 136 Edwards Drive, Louisburg NC 27549

This instrument was prepared by: Alicia Williams (without benefit of title examination)

THIS DEED made this ___ day of _____, 2025, by and between

GRANTOR

Jessie Alston
232 Hickory Rock Rd, Louisburg, NC 27549

GRANTEE

Mary Fogg
136 Edwards Drive, Louisburg NC 27549

Yvonne Blacknall
245 Cornwall Ct, 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 Granter, 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 or parcel of land and more particularly described as follows:

Parcel 015617 lot recorded in Book 831, Page 126, Franklin County Registry.

This deed is for the 1.06-acre Parcel and the mobile home lying and being in Louisburg Township, Franklin County, North Carolina., to which said plat reference is hereby made for a more accurate and particular description of said real estate.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land, mobile home 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 Grantors have hereunto set their hands and seals the day and year first above written.

Jessie Alston
Jessie Alston

(SEAL)

STATE OF NORTH CAROLINA, COUNTY OF Franklin

I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and, in the capacity, indicated: Jessie Alston, Grantor(s).
Witness my hand and official stamp or seal, this the 30th day of June, 2025.

My Commission Expires: June 19th 2026
CW

Crystal C. West
Notary Public Signature

Print Notary Name: Crystal C. West

