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Recorded: 03/21/2012 at 03:52:30 PM
Fee Amt: \$558.00 Page 1 of 2
Excise Tax: \$532.00
Franklin County North Carolina
Brandi S. Davis Register of Deeds

BK 1847 PG 455-456

By: Carolyn Coley, Asst.

RETURN TO: Grantee

PREPARED BY: Kathryn S. Drake, Attorney at Law, PA
12324 Hampton Way Drive, Suite 101, Wake Forest, NC 27587

BRIEF DESCRIPTION: Lot 8, Falcon Crest

TAX IDENTIFICATION: 040127 REVENUE STAMPS: \$532.00
PARCEL IDENTIFICATION: 1863-08-7468

N/A If initialed, the property includes the primary residence of at least one of the Grantors, otherwise, note as N/A. (per NC GS § 105-317.2)

NORTH CAROLINA GENERAL WARRANTY DEED

This deed made this the 21st day of March, 2012, by and between:

GRANTOR: Sumner Construction, Inc.,
PO Box 1011
Youngsville, NC 27596

GRANTEE: Richard DeMarco and wife
Dawn DeMarco

a/k/a Richard John DeMarco

65 Falcon Crest Drive
Youngsville, NC 27596

Grantor, for valuable consideration paid by Grantee, receipt of which is hereby acknowledged, does grant, convey and transfer unto Grantee in fee simple the property described as follows:

TOWNSHIP OF YOUNGSVILLE

COUNTY OF FRANKLIN

Being all of Lot 8, Falcon Crest Subdivision as shown on a plat which is recorded in Book of Maps 2010, Page 186, Franklin County Registry.

The above property was acquired by Grantor by instrument recorded in Book 1805, Page 354, Franklin County Registry.

TO HAVE AND TO HOLD the above described property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

Grantor covenants with 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 to the property against the lawful claims of all others except for the exceptions set out below.

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

1. Restrictive Covenants recorded in Book 1717, Page 307

IN WITNESS WHEREOF, Grantor has set his hand and seal or if corporate, has caused this instrument to be signed in its corporate name by a duly authorized officer.

Sumner Construction, Inc.

BY: [Signature] (SEAL)
President

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, Wray Harrison a Notary Public of the County and State aforesaid, certify that Bobby Christopher Sumner, personally appeared before me this day and acknowledged that he/she is _____ President of Sumner Construction Inc. a North Carolina corporation, and that by authority duly given and as an act of the corporation, the foregoing instrument was signed in its name by its _____ President

Witness my hand and official stamp or seal, this the 21st day of March, 2012.



[Signature]
NOTARY PUBLIC

My Commission Expires: 09-18-12