

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$260.00
Parcel ID:	051792
Mail/Box to:	Warren Shackleford & Thomas, PLLC
Prepared by:	Licensed North Carolina Attorney: James S. Warren, 343 S. White Street, Wake Forest, NC, 27587
Brief description for the index:	Lot 2-4, containing 2.311 acres

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

THIS GENERAL WARRANTY DEED ("Deed") is made on the 18th day of March, 20 26, by and between:

GRANTOR	GRANTEE
Brothers Development, L.L.C. a North Carolina limited liability company P.O.Box 1191 Henderson, NC 27536	ColeBrooke Custom Homes, LLC a North Carolina limited liability company 848 Cooke Road Louisburg 27549

Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of _____, Franklin County, North Carolina and more particularly described as follows (the "Property"):

Being all of Lot 2-4, containing 2.311 acres as shown on plat entitled "Minor Subdivision Plat for Brothers Development, LLC", and recorded in Book of Maps 2025, Page 137, Franklin County Registry.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 2368 Page 210.

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

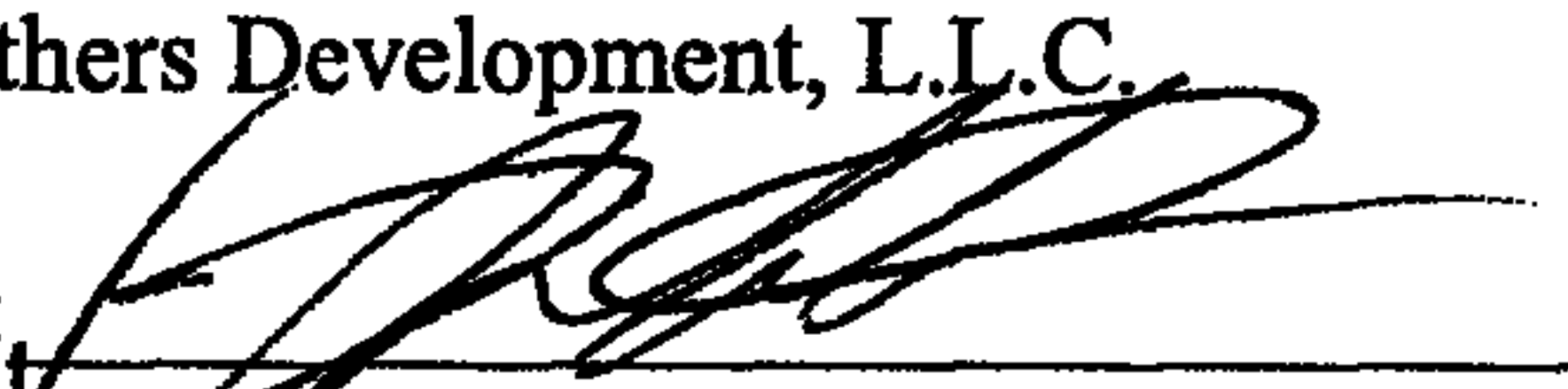
A map showing the Property is recorded in Book of Maps 2025, Page 137, Franklin County Registry.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

1. Subject to Easements and Restrictions of record.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Brothers Development, L.L.C.

BY: 

Daniel White, Managing Member

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, a Notary Public certify that Daniel White, personally came before me this day and acknowledged that he is Managing Member of Brothers Development, L.L.C., a North Carolina Limited Liability Company, and that by authority duly given, the foregoing instrument was signed by him in the Company name as the act of the Company.

Witness my hand and official seal, this the 20 day of March, 2026.


Notary Public

My Commission Expires: 10-03-2030

