

This instrument prepared by, Brady Law Firm PLLC,
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: \$1,060.00

Recording Time, Book and Page

Tax Map No.:

Parcel Identifier No.: 047060

Mail after recording to: Brady Boyette PLLC, 1025 Dresser Court, Raleigh, NC 27609

This instrument was prepared by: Brady Boyette PLLC

This Deed made this 29th day of February, 2024, by and between

GRANTOR

**AWB Homes, LLC,
a North Carolina Limited Liability Company**

**290 Joe Denton Road
Louisburg, NC 27549**

GRANTEE

Aaron Luettinger and spouse, Tania Luettinger

**70 Pilot Ridge Road
Zebulon, NC 27597**

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 or parcel of land and more particularly described as follows:

BEING all of Lot 92 of Pilot Ridge Subdivision, Phase I, as shown on plat recorded in Book of Maps 2021, Page 7, Franklin County Registry.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2262, Page 1134, Franklin County Registry.

A map showing the above described property is recorded in Book of Maps 2021, Page 7, and referenced within this instrument.

Submitted electronically by "Brady Law Firm PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Franklin County Register of Deeds.

The above described property ☐ does ☒ does not include the primary residence of the Grantor.

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 except for the exceptions hereinafter stated.

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

Ad Valorem Taxes for the year 2024.

Utility Easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

GRANTOR:

AWB HOMES, LLC

BY: Wesbo, LLC Member/Manager of AWB Homes, LLC

Kevin S. Dillistin, Member/Manager of Wesbo, LLC

STATE OF NC

COUNTY OF Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that **Kevin S. Dillistin** personally appeared before me this day and acknowledged that he/she is the **Member/Manager of Wesbo, LLC, a North Carolina Limited Liability Company**, that and that by authority duly given and as the act of such entity, he/she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 29 day of February, 2024.

My Commission Expires: 8/5/25

Juliette Dalton
Notary Public

Print Notary Name: Juliette Dalton

STATE OF NC

COUNTY OF Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that **Kevin S. Dillistin** personally appeared before me this day and acknowledged that he/she is the **Member/Manager of AWB Homes, LLC, a North Carolina Limited Liability Company**, that and that by authority duly given and as the act of such entity, he/she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 29 day of February, 2024.

My Commission Expires: 8/5/25

Juliette Dalton
Notary Public

Print Notary Name: Juliette Dalton

