BK 2333 PG 1715 - 1716 (2) DOC# 10075101
This Document eRecorded: 05/11/2023 11:09:51 AM
Fee: $26.00 Tax: $934.00
Franklin County, North Carolina
Brandi Smith Brinson, Register of Deeds

This instrument prepared by, Ragsdale Liggett 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.

Revenue: **$934.00**	(For Recording Data)
Parcel Identifier/Tax Account/PIN No.:	044849
Brief Description for the Index:	Lot 127, The Enclave at Hidden Lake
Prepared by:	Ragsdale Liggett PLLC Ashley H. Ray
Return to:	Grantee
Property Address:	150 Ivy Ridge Way, Youngsville, NC 27596

NORTH CAROLINA SPECIAL WARRANTY DEED

This Deed is made as of this the 11th day of May, 2023, by and between **EASTWOOD HOMES OF RALEIGH, LLC, a North Carolina limited liability company,** with a mailing address of **2857 Westport Road, Charlotte, NC 28208 ("Grantor")** and **Dorothy K. Taylor, a married person,** with a mailing address of 150 Ivy Ridge Way, Youngsville, NC 27596, ("**Grantee**").

For valuable consideration paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor has and by these presents does hereby grant, bargain, sell and convey unto Grantee in fee simple absolute all of that certain lot, parcel of land or unit of ownership (the "Premises") located in Youngsville Township, Franklin County, North Carolina and more particularly described as follows:

Being all of Lot 127, The Enclave at Hidden Lake Subdivision, as shown on Plat recorded in Book of Maps 2019, Pages 64-69, Franklin County Registry.

Property Address: 150 Ivy Ridge Way, Youngsville, NC 27596
Parcel ID: 044849

ALSO BEING the same Premises conveyed to Grantor by deed recorded in Book 2274, Page 1743, Franklin County Registry.

All of a portion of the Premises does not include the primary residence of a Grantor.

A map showing the Premises is recorded in Plat Book 2019, Pages 64-69, Franklin County Registry.

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

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

AND THE GRANTOR hereby covenants with Grantee that the Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor except for:

- the lien of ad valorem taxes for the year 2023, a lien not yet due and payable;
- easements, restrictions and rights of way of record, if any, affecting the Premises; and
- utility lines, easements and rights of way located over, under or upon the Premises.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Eastwood Homes of Raleigh, LLC

By: _____
Robert J. Ramseur, Jr., Asst. Secretary

State of North Carolina - County of Wake

I, a Notary Public of the County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Robert J. Ramseur, Jr., Asst. Secretary of Eastwood Homes of Raleigh, LLC, a North Carolina limited liability company. Witness my hand and Notarial stamp or seal, this 11th day of May, 2023.

My Commission Expires: Jan 31, 2025
(Affix Seal)

_____ Notary Public
SUSAN C. MCENENY
Notary's Printed or Typed Name

SUSAN C. MCENENY NOTARY PUBLIC WAKE COUNTY, NC