BK 2399 PG 972 - 974 (3) DOC# 10101111
This Document eRecorded: 06/12/2025 02:55:25 PM
Fee: $26.00 Tax: $187.00
Franklin County, North Carolina
Brandi Smith Brinson, Register of Deeds

This instrument prepared by, Jackson Law, P.C.,
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: $187.00
Delinquent taxes, if any, to be paid by the closing attorney to the County Tax Collector upon disbursement of closing proceeds
Parcel or Real Estate ID No. 000707 Verified by _____ County on the ____ day of _____, 20___
By: _____

Mail/Box to: Grantee
This instrument was prepared by: Jackson Law, P.C., 3605 Glenwood Avenue, Suite 480, Raleigh, NC 27612
Brief description for the Index: 804 NC Hwy 98 W, Bunn, NC 27508 and 806 NC Hwy 98 W, Bunn, NC 27508, Franklin County

THIS DEED made this 6th day of June, 2025, by and between:

GRANTOR	GRANTEE
Glenda F. Frazier, a single woman 2343 Pete Smith Road Louisburg, NC 27549	Property Worx NC LLC, a North Carolina Limited Liability Company Mailing Address: 8608 Windsong Valley Drive Wake Forest, NC 27587 S.I.

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, parcel of land or condominium unit situated in the Town or City of Bunn, Franklin County, North Carolina and more particularly described as follows:

See attached Exhibit "A".

Property Address: 804 NC Hwy 98 W, Bunn, NC 27508 and 806 NC Hwy 98 W, Bunn, NC 27508
Mailing Address: 806 NC Hwy 98 W, Bunn, NC 27508

Parcel ID: 000707

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2357, Page 1135.

All or a portion of the property herein conveyed _____ includes or __X__ does not include the primary residence of Grantor.

A map showing the above described property is recorded in Plat Book 816, Page 717.

Submitted electronically by "Jackson Law, P.C."
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 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, other than the following exceptions: 2025 Ad Valorem taxes. Utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property.

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

Glenda F. Frazier

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, the undersigned, Notary Public, do hereby certify that Glenda F. Frazier personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 6th day of June, 2025.

Official Signature of Notary
Printed or typed name of Notary

My Commission Expires:

Cindy Santiago
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires 07/21/2027

(affix seal here)

Exhibit A

BEING that certain tract or parcel of land lying and being in Dunn Township, Franklin County, North Carolina, and lying to the north of N.C. Highway 98 and being more particularly described as follows:

BEGINNING at a point marked by a P.K. nail set in the centerline of N.C. Highway 98; said point of beginning being situate 638.50 feet in an easterly direction along the centerline of N.C. Highway 98 from that point where the centerline of State Road 1711 intersects the centerline of N.C. Highway 98; thence from said point of beginning North 04 degrees 22' 55" East 411.17 feet to a new iron pipe; thence South 85 degrees 36' 49" East 314.99 feet to a new iron pipe; thence South 04 degrees 22' 48" West 411.12 feet to a P.K. nail set in the centerline of N.C. Highway 98; thence along the centerline of N.C. Highway 98 North 88 degrees 24' 37" West 107.94 feet to a P.K. nail; thence North 86 degrees 02' 37" West 101.52 feet to a P.K. nail; thence North 82 degrees 22' 23" minutes West 105.85 feet to the point and place of beginning and containing three (3) acres, more or less, as shown on map of Cawthorne and Bobbitt, Registered Land Surveyors, P.A., dated October 14, 1982, and being entitled "Property of Charles Thomas Finch and Rosa M. Finch" as appears in Book 816 Page 717, Franklin County Registry. [23-MS-585T/K]

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Mailing Address: 806 NC Hwy 98 W, Bunn, NC 27508

Parcel ID: 000707