


Doc No: 10028992
Recorded 07/24/2020 01:04:56 PM
Fee Amt. \$26.00 Page 1 of 2
Excise Tax \$0.00
Franklin County North Carolina
Brandi S. Brinson, Register of Deeds
BK 2217 PG 1279 - 1280 (2)

Excise Tax: \$-0-

Tax Parcel ID: 028539

Mail after recording to: Larry E. Norman, P.O. Box 566, Louisburg, N.C. 27549

This instrument was prepared by Larry E. Norman, Attorney, 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 proceeds.

Brief description for the Index: Lot 7, Mattingly Estates

NORTH CAROLINA WARRANTY DEED

THIS DEED, made this the 23rd day of July, 2020, by and between JOYANNE V. SCHMUTZ (now Kutch), GRANTOR, and JOYANNE V. KUTCH, and husband, THOMAS PETER KUTCH, GRANTEES, as Tenants by the Entireties, whose permanent address is: 85 Rabbit Run, Franklinton, NC 27525.

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 Grantees, the receipt of which is hereby acknowledged, have and by these presents does grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land situated in Louisburg Township, Franklin County, North Carolina and more particularly described as follows:

Being all of Lot 7, Mattingly Estates Subdivision also known as Felton Lake Subdivision as shown on a plat which is recorded in Plat Record File 3, Slide 93-221, Franklin County Registry.

The property herein conveyed does not include the primary residence of the Grantor.

THIS CONVEYANCE being subject to Restrictive Covenants of record in the office of the Register of Deeds of Franklin County at Book 1008, Page 618; Book 1338, Page 653; Book 1573, Page 642.

TO HAVE AND TO HOLD, the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantor covenants with the Grantees, 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 title against the lawful claims of all persons whomsoever.

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

 (SEAL)
JOYANNE V. KUTCH

STATE OF NORTH CAROLINA

Franklin COUNTY

I, D. Lynn Sanders, A Notary Public of the County and State aforesaid, certify that JOYANNE V. KUTCH personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 23rd day of July, 2020.

My commission expires: 3-7-2023


NOTARY PUBLIC

