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Title Not Examined
Charles

NORTH CAROLINA, FRANKLIN COUNTY

FILED

DATE: July 28, 1995

TIME: 3.35 P.M.

BOOK: 1022

PAGE(S): 302-303

Martha D. Shearin
Martha D. Shearin, Register of DeedsBy *By: Linda H. Hogue* Deputy
Recording Time Book and Page

Excise Tax

Tax Lot No

Parcel Identifier No

Verified by

County on the

day of

, 19

by

Mail after recording to

This instrument was prepared by DAVIS, STURGES & TOMLINSON, ATTORNEYS, P.O. DRAWER 708, LOUISBURG, NC
Brief description for the Index 27549

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 18th day of July, 1995, by and between

GRANTOR

GRANTEE

Glenn Roger Allen

Glenda Rochelle Allen
Rt 2 Box 55M.
Youngsville NC 27576

Enter in appropriate block for each party name, address, and, if appropriate, character of entity, e.g. corporation or partnership

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 situated in the City of Harris Township,

Franklin

County, North Carolina and more particularly described as follows

That certain tract or parcel of land located on the east side of North Carolina Highway 96 and being bounded on the north by Duke, on the east and south by Glenn Roger Allen, and on the west by the aforesaid highway and being more particularly described as follows:

BEGINNING at a P.K. nail set in the center line of North Carolina Highway 96, said point of beginning being the southwest corner for Dewarner Duke and the northwest corner for the lands herein described; running thence from said point of beginning and along the Duke line, North 37 degrees 42 minutes 53 seconds East 32.11 feet to an existing rebar in the eastern right-of-way line of North Carolina Highway 96; thence leaving North Carolina Highway 96 and running along the southern line for Duke, the following three (3) courses and distances: North 37 degrees 26 minutes 23 seconds East 286.98 feet to an iron pin; thence North 06 degrees 34 minutes 15 seconds East 234.72 feet to an iron pin; thence South 84 degrees 36 minutes 43 seconds East 1,127.85 feet to an existing rebar, Duke's corner in the Allen line; thence along the Allen line, South 05 degrees 37 minutes 51 seconds West 313.60 feet to an iron pin, a new corner for Allen; thence along Allen's line, North 84 degrees 36 minutes 43 seconds West 511.15 feet to an iron pin; thence continuing along Allen's line, South 57 degrees 10 minutes 53 seconds West 750.27 feet to a P.K. nail set in the center line of

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North Carolina Highway 98, thence in a northerly direction along the center line of North Carolina Highway 98, the following four (4) courses and distances: North 31 degrees 09 minutes 49 seconds West 101.74 feet; thence North 31 degrees 05 minutes 16 seconds West 103.53 feet; thence North 30 degrees 36 minutes 14 seconds West 102.62 feet and North 30 degrees 19 minutes 38 seconds West 30.30 feet to the point and place of beginning and containing 12.57 acres according to map of C.G. Bagley, PA, dated June 28, 1995, and entitled "Boundary Survey Of a Portion of the Property of Glenn Roger Allen and wife, Glenda Rochelle Allen".

REAL\GND\ALLEN-G.DES

The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is recorded in Plat Book _____ page.

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

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name)

By

President

ATTEST

Secretary (Corporate Seal)

USE BLACK INK ONLY

Glenn Roger Allen (SEAL)

(SEAL)

(SEAL)

(SEAL)

NORTH CAROLINA, Franklin County.

I, a Notary Public of the County and State aforesaid, certify that
GLENN ROGER ALLEN

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 28 day of July, 1995.

My commission expires 6-1-99 Susan W. Smith Notary Public

SEAL-STAMP

NORTH CAROLINA, _____ County.

I, a Notary Public of the County and State aforesaid, certify that _____

personally came before me this day and acknowledged that _____ he is _____ Secretary of _____

a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its _____

President, sealed with its corporate seal and attested by _____ as its Secretary

Witness my hand and official stamp or seal, this _____ day of _____, 19____.

NORTH CAROLINA, FRANKLIN COUNTY My commission expires _____ Notary Public

The foregoing Certificate(s) of Susan W. Smith, A Notary Public

is/are certified to be correct This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof

Martha P. Shearin Martha P. Shearin REGISTER OF DEEDS FOR Franklin COUNTY

by _____ Deputy/Assistant - Register of Deeds

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IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by authority duly given as of the day and year first above written.

Eugene Kinsella
Name: Eugene Kinsella

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, the undersigned, a Notary Public of the County and State aforesaid, certify that the following person(s) personally appeared before me this day, and

- ☐ I have personal knowledge of the identity of the principal(s)
☒ I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a DRIVER'S LICENSE
NEW YORK
☐ A credible witness has sworn to the identity of the principal(s);

each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: EUGENE KINSSELLA

(print name of person executing document)

Date: 8/28/14

(official seal)



Kit W. Tung
KIT W. TUNG, Notary Public

(print name)

My commission expires: 4-14-2015