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Doc No: 10091573
Recorded: 09/05/2024 12:19:12 PM
Fee Amt: \$26.00 Page 1 of 2
Excise Tax: \$0.00
Franklin County North Carolina
Brandi S. Brinson, Register of Deeds
BK 2374 PG 1687 - 1688 (2)

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$0.00
Parcel ID:	030470
Mail/Box to:	Warren Shackleford & Thomas, PLLC
Prepared by:	Licensed North Carolina Attorney: James S. Warren, 343 S. White Street, Wake Forest, NC, 27587
Brief description for the index:	Lot 7 containing 2.49 acres Mitchners Woods

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

THIS GENERAL WARRANTY DEED ("Deed") is made on the 7th day of August, 20 24, by and between:

GRANTOR	GRANTEE
Marlie Steven Choplin and wife, Carol King Choplin	Jennifer Audrey Arteaga 5432 Duckling Way Raleigh, NC 27610

Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Franklinton, Franklin County, North Carolina and more particularly described as follows (the "Property"):

BEING all of Lot 7 containing 2.49 acres as shown on plat entitled "Mitchners Woods", a copy of which is recorded in Book of Maps 1996, Page 312, Franklin County Registry.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 947, Page 838, Franklin County Registry.

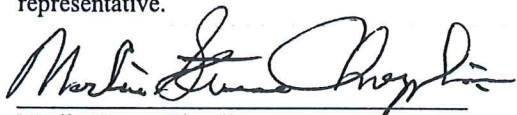
All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Book of Maps 1996, Page 312, Franklin County Registry.

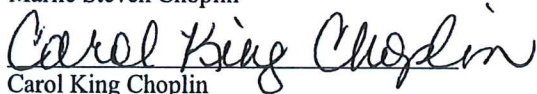
TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

1. Subject to current year ad valorem taxes.
2. Subject to Easements and Restrictions of record.
3. Subject to the Right of Way of Mitchners Road.
4. No more than one home shall be placed on this lot. This restriction shall expires on August 17, 2049.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.



Marlie Steven Choplin



Carol King Choplin

STATE OF NORTH CAROLINA

COUNTY OF Franklin

I, Tommie Seibert, a Notary Public, do hereby certify that Marlie Steven Choplin and Carol King Choplin personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 9 day of August, 2024.


Notary Public

My Commission Expires: 10/3/28

