

This certifies that there are no delinquent ad valorem,
real estate taxes, which the Franklin County Tax
Collector is charged with collecting, that are a lien on:
Parcel identification number: 030470
This is not a certification that Franklin County
Parcel Identification Number Matches this deed
Description.

Ashley Smith
Tax Collector/ Clerk

08/26/2025
Date

BK 2405 PG 2015 - 2017 (3)
This Document eRecorded:
Fee: \$26.00
Franklin County, North Carolina
Brandi Smith Brinson, Register of Deeds

DOC# 10103718
08/26/2025 11:29:39 AM
Tax: \$0.00

Excise Tax \$0.00

Recording Time, Book and Page

NORTH CAROLINA GENERAL WARRANTY DEED

Tax Lot No. _____ Parcel Identifier No. 1876-49-4755 _____
Verified by _____ County on the ____ day of _____, 20____

Title Not Examined by Preparer

This instrument was prepared by: Betsey F. Matthews, Edmonds & Matthews, PLLC, PO Box 206, Candler, North Carolina 28715

Brief Description for the index

525 Montgomery Road, Franklinton, NC 27525

THIS DEED made this the 22nd day of July, 2025

GRANTOR

Jennifer Audrey Arteaga, a single woman
5432 Duckling Way
Raleigh, NC 27610

GRANTEE

Sherman Perry Freshour, a single man
Diane Wiggins, a single woman
PO Box 154
Whittier, NC 28789

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 Franklin County, North Carolina and more particularly described as follows :

SEE ATTACHED EXHIBIT "A"

This document prepared by Betsey F. Matthews, 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.

The property being conveyed is not the primary residence of the Grantor.

The property herein above described was acquired by Grantor by instrument recorded in **Deed Book 2374 at Page 1687.**

A map showing the above described property is recorded in Plat Book 1996 at Page 312.

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 herein above 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.

(Corporation Name)

Jennifer Audrey Arteaga (SEAL)
Jennifer Audrey Arteaga

(SEAL)

SEAL-STAMP

State of North Carolina, County of Wake

Tammie Schreiber
Notary Public
Wake County, NC

I, Tammie Schreiber, a Notary Public of the County and State aforesaid, certify that, Jennifer Audrey Arteaga, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 20 day of Aug, 2025.

My commission expires: 12-05-2029 Tammie Schreiber Notary Public

SEAL-STAMP

State of North Carolina, County of _____

I, _____, a Notary Public of the County and State aforesaid, certify that, _____, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the _____ day of _____, 2025.

My commission expires: _____ Notary Public

EXHIBIT A

Lying and being in the City of Franklinton, Franklin County, North Carolina

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.

AND BEING the same property as described in a deed dated August 7, 2024 from Marlie Steven Choplin and wife, Carol King Choplin to Jennifer Audrey Arteaga as recorded in Deed Book 2374 at Page 1687, Franklin County Registry.