



Doc No: 10086789  
 Recorded: 04/18/2024 10:02:55 AM  
 Fee Amt: \$26.00 Page 1 of 2  
 Excise Tax: \$0.00  
 Franklin County North Carolina  
 Brandi S. Brinson, Register of Deeds  
 BK 2363 PG 117 - 118 (2)

Revenue Stamps: \$0.00

Recording Information

Prepared by and mail to: **McFARLANE LAW OFFICE, PA, P.O. BOX 127 LOUISBURG, NC 27549**

LRPOA TRANSFER of 107 Ottawa to 1st Choice Homes on 4/18/2024

Tax Parcel ID No.: 019718

Brief Description for Index: Lake Royale Lots R-2170/R-2171 (recombined)

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 17 day of April, 2024, by and between:

GRANTOR

Lake Royale Property Owners  
 Association, Inc.  
 A North Carolina Corporation  
 9022 Lake Royale  
 Louisburg, NC 27549

GRANTEE

1<sup>st</sup> Choice Homes, LLC  
 A North Carolina LLC  
 109 Yorkchester Way  
 Raleigh, NC 27615

(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 and sufficiency 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, piece or parcel of land situated in the township of \_\_\_\_\_, FRANKLIN COUNTY, North Carolina, and more particularly described as:

Beginning at a point on the Northern right of way of Ottawa Drive, being the Southeastern corner for Lake Royale Lot R-2170, as both are shown on that certain map or plat recorded at Plat Record File 1, slide 103A, Franklin County Registry, and from said point of BEGINNING, thence South 76°46'35" West 150 feet to a point; cornering, thence, North 13°13'25" West 200 feet to a point; cornering, thence North 76°46'35" East 150 feet to a point; cornering, thence South 13°13'25" East 200 feet to the point and place of BEGINNING, and being a recombination of Lake Royale Lots R-2170 & R-2171, as the same were originally shown on the above-referenced map or plat.

**This instrument prepared by Steven H. McFarlane, a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the county tax collector upon disbursement of the closing proceeds.**

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 or similar governing body, the day and year first above written.

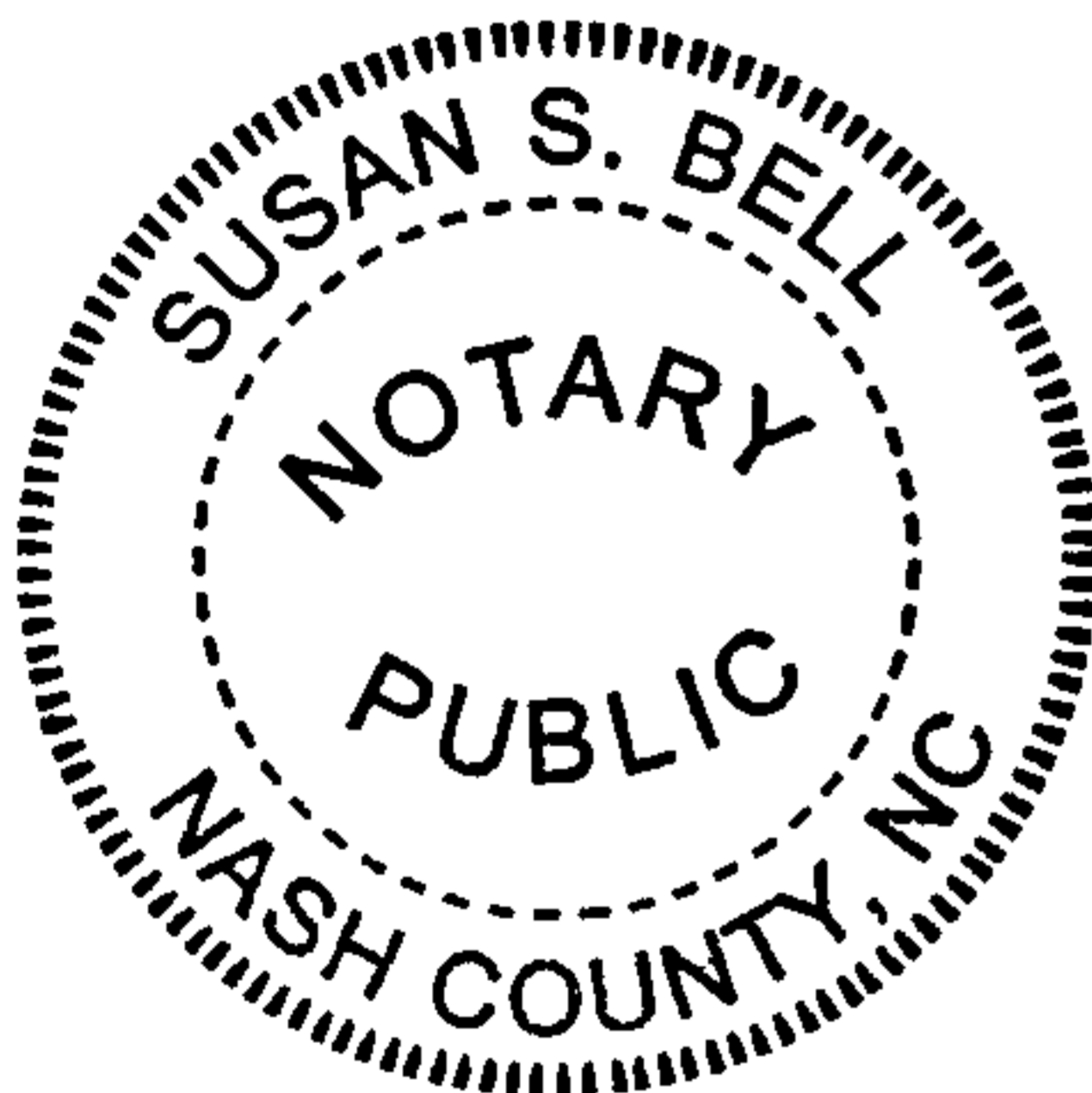
Lake Royale Property Owners Association, Inc.

By: [Signature]

Title: President  
[specify whether President or Vice President]

[CORPORATE SEAL]

Notary's  
Stamp/Seal



North Carolina, Nash County

I, a Notary Public of the County and State aforesaid, certify that Steven Rogaglia personally appeared before me this day and acknowledged that he/she signed the foregoing document in his/her capacity as President or Vice President of Lake Royale Property Owners Association, Inc., a Corporation, as indicated above, and that said signature was by authority duly given and as the act of the corporation. Witness my hand and official stamp/seal this 22 day of March, 2024.

[Signature]  
Notary Public.

My commission expires: 6/11/27

Print Notary Name Here: \_\_\_\_\_

\*\*\*\* CAUTION \*\*\*\*

Any marks outside the border will incur an additional \$25.00 fee at the Register of Deeds

\*\*\*\* CAUTION \*\*\*\*