

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 50.00

Parcel Identifier No. 010947 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Justin Taylor, Attorney at Law, PLLC, 4820 Six Forks Road, Suite 200, Raleigh, NC 27609

This instrument was prepared by: Justin Taylor, Attorney at Law, PLLC

Brief description for the Index: 0 SIMS BRIDGE RD

THIS DEED made this 25th day of April, 2025, by and between

GRANTOR

PATRICE GILL, unmarried
PO BOX 18
KITTRELL, NC 27544

GRANTEE

ECHO BAY HOLDINGS LLC,
an AZ Limited Liability Company
11842 N 122ND WAY
SCOTTSDALE, AZ 85259

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of KITTRELL, _____ Township, FRANKLIN County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A"

This instrument prepared by, Justin Taylor, Attorney at Law
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 proceedings.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1711 page 104.
All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

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, other than the following exceptions:

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

(Entity Name) x Patricia Gill (SEAL)
Print/Type Name: PATRICE GILL

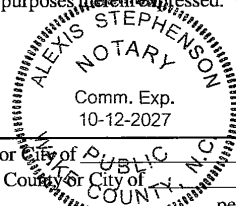
By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

State of North Carolina - County or City of FRANKLIN Wake
I, the undersigned Notary Public of the County or City of FRANKLIN Wake and State aforesaid, certify that
PATRICE GILL personally appeared before me this day and acknowledged the
due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 25th day of
April, 2025.

My Commission Expires: 10/12/27
(Affix Seal)



Alexis Dupond _____ Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary's Printed or Typed Name

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that
 _____ personally came before me this day and acknowledged that
 _____ he is the _____ of _____, a North Carolina or
 _____ corporation/limited liability company/general partnership/limited partnership (strike through the
 inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its
 behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary's Printed or Typed Name

EXHIBIT A

Being that certain tract or parcel of land lying and being in Hayesville Township, Franklin County, North Carolina, and lying to the west of N. C. State Road 1003 and being approximately 500 feet to the south of Rocky Ford and being more particularly described as follows:

BEGINNING at a point marked by a PK nail set in the centerline of State Road 1003, said point of beginning being the Northeast corner for the herein-described tract and a corner for the Lillian H. Ayscue lands, as described in Book 9 of Orders and Decrees, Page 298, in the office of the Clerk of Superior Court of Franklin County, North Carolina, said point of beginning being further described as being situate 494 feet in a southerly direction along the centerline of State Road 1003 from its intersection with the centerline of State Road 1239, being Rocky Ford; thence from said point of beginning and along the centerline of State Road 1003, South 10 deg. 35 min. 39 sec. West 127.07 feet to a PK nail; thence South 11 deg. 17 min. 43 sec. West 185.56 feet to a PK nail, marking the southeastern corner for the herein-described tract in the Lillian H. Ayscue property line; thence along the Lillian H. Ayscue property line, which line is marked by an existing fence, North 83 deg. 29 min. 21 sec. West 199.26 feet to a new iron pipe; thence North 11 deg. 01 min. 27 sec. East 312.67 feet to an existing axle; thence South 83 deg. 28 min. 39 sec. East 199.18 feet to the point and place of beginning and containing 1.43 acres, more or less, as shown on map of Wallace G. Cawthorne, R.L.S., dated May 11, 1981, and being entitled "Property of Mildred W. Lucas".