

Type: CONSOLIDATED REAL PROPERTY
Recorded: 3/8/2023 10:00:00 AM
Fee Amt: \$26.00 Page 1 of 3
Revenue Tax: \$0.00
Granville County, NC
Kathy M. Taylor Reg of Deeds

BK 1939 PG 383 - 385

NORTH CAROLINA GENERAL WARRANTY DEED

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

Excise Tax: \$0.00
Parcel Identifier No. 191311654371 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Warren Shackleford & Thomas, PLLC
This Instrument was prepared by a licensed North Carolina Attorney : James S. Warren, 343 S. White Street, Wake Forest, NC, 27587
Without Benefit of Title Examination or Tax Advice.
Brief description for the Index: _____

THIS DEED made this March 1, 2023, by and between	
GRANTOR	GRANTEE
Richard Charles Neal and Lisa Rosemary Cole	Richard Charles Neal and Lisa Rosemary Cole 46 B Coral Reef Court North Palm Coast, FL 32137

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 _____, Granville County, North Carolina and more particularly described as follows:

Being all of Lot 49, containing 0.3483 acres, as shown on plat and survey of Bass, Nixon & Kennedy, Inc., Consulting Engineers, dated January 4, 2005, entitled "Lot Number Correction Plat, Easement Revision Plat, Lots 44-53 Phase 1, Lexington Park Subdivision", of record in Plat Book 33, Page 57, Granville County Registry, to which reference is hereby made for a more complete description.

Submitted electronically by "warren, shackleford & thomas, P.L.L.C."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Granville County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1218, Page 738, Granville County Registry.

All or a portion of the property herein conveyed _____ includes or XX does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 33, Page 57, Granville County Registry.

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:

- 1. Subject to current year ad valorem taxes.
- 2. Subject to Easements and Restrictions of record which may include an obligation to pay assessments.

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

Richard Charles Neal
Richard Charles Neal

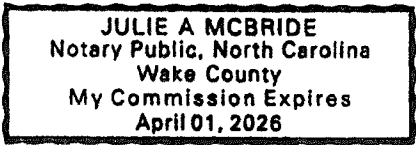
STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, a Notary Public, do hereby certify that Richard Charles Neal, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 6 day of MARCH, 2023.

Julie A. McBride
Notary Public

My Commission Expires: 04-01-2026



Lisa Rosemary Cole
Lisa Rosemary Cole

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, a Notary Public, do hereby certify that Lisa Rosemary Cole, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 6 day of MARCH, 2023.

Julie A. McBride
Notary Public
My Commission Expires: 04-01-2026

JULIE A MCBRIDE
Notary Public, North Carolina
Wake County
My Commission Expires
April 01, 2026