



Doc ID: 002460370003 Type: CRP

Recorded: 03/29/2010 at 03:45:52 PM

Fee Amt: \$143.00 Page 1 of 3

Excise Tax: \$118.00

Granville County, NC

Kathy M. Adcock Reg of Deeds

BK1347 Pg125-127

Prepared by: Dale W. Hensley (lrw), a licensed North Carolina Attorney, P.O. Drawer 1168, Oxford, NC 27565
Return to: Grantee

Delinquent taxes, if any, to be paid by the closing attorney to the Granville County Tax Collector upon disbursement of closing proceeds.
Tax ID #191500290825
Revenue Stamps: \$118.00

NORTH CAROLINA

SPECIAL WARRANTY DEED

GRANVILLE COUNTY

INDEX: Lot 42 Bent Tree Subd., PB 19, p. 6

THIS SPECIAL WARRENTY DEED made this the 29th day of March, 2010, by and between **CARDINAL STATE BANK** (P.O. Box 888, Elkin, NC 28621), Grantor, to **RICHARD M. KAMENS and BOBETTE S. ECKLAND**, Grantee (13 Frances Street, Chapel Hill, NC 27517);

WITNESSETH:

That Grantor, in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does grant, bargain, sell and convey to Grantee a certain tract or parcel of land situate in Granville County, North Carolina, and more particularly described as follows:

ROYSTER, CROSS & HENSLEY, LLP, Attorneys at Law, P.O. Drawer 1168, Oxford, NC 27565

A certain lot or parcel of land situate on the east side of Split Wood Court, Oxford Township, Granville County, North Carolina and more particularly described as follows:

Being all of Lot 42, containing 7.87254 acres, as shown on survey and plat entitled "Final Subdivision Plat of Bent Tree Subdivision, Phase II," dated November __, 1995, by Precision Surveys, Inc., of record in Plat Book 19, page 6, Granville County Registry.

For further reference, see Book 1315, page 846, Granville County Registry (119165T)

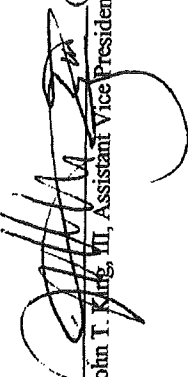
TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple forever.

And Grantor does hereby covenant that it has not placed or suffered to be placed any presently existing liens or encumbrances on said lands and that it will warrant and defend the title to the same against the lawful claims of all persons claiming by, through, under or on account of it, but no further.

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.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal, the day and year first above written.

CARDINAL STATE BANK

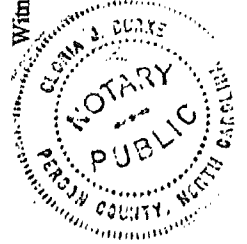
By:  (SEAL)
John T. King, II, Assistant Vice President

ROYSTER, CROSS & HENSLEY, LLP, Attorneys at Law, P.O. Drawer 1168, Oxford, NC 27565

STATE OF NORTH CAROLINA

COUNTY OF Person

I, a Notary Public of the County and State aforesaid, certify that John T. King, III, Assistant Vice President of Cardinal State Bank, personally came before me this day and acknowledged that he is the Assistant Vice President of Cardinal State Bank, and that he as Vice President, being authorized to do so, executed the foregoing on behalf of the bank.



Witness my hand and official stamp or seal, this the 29th day of March, 2010

Gloria J. Burke
(Print or type name)

[SEAL]

My commission expires: 8-14-2012

ROYSTER, CROSS & HENSLEY, LLP, Attorneys at Law, P.O. Drawer 1168, Oxford, NC 27565

REGISTER OF DEEDS
GRANVILLE COUNTY, NC

FILED:	August 2003
DATE:	7-22-03
TIME:	1:26
BOOK:	986
PAGE:	445

Prepared by and return to: Laurie Bradsher Preddy, 410 Central Avenue, Butner, NC 27509
MANUFACTURED HOUSING AFFIDAVIT

THE UNDERSIGNED, BEING DULY SWORN, DEPOSE AND SAY:

1. That they are current registered owners of the dwelling unit (formerly manufactured home) described as follows:

YEAR: 1999 Make: Hcatland
Model# _____ VIN#: H4HNC600501A

2. That the wheels, axle and tongue have all been removed from said unit.

3. That the said unit has been permanently installed on a parcel of land now owned by the undersigned located in Granville County, North Carolina, and described as:
BEING all of Lot #42 of Bent Tree Subdivision containing 7.8725 Acres, according to Plat recorded in the office of the Register of Deeds of Granville County, NC in Plat Book 19, Page 6.

4. That said unit is no longer mobile in any sense of the word, and is no longer considered personal property.

5. That said unit is permanently affixed to said parcel of land.

6. That the undersigned hereby declare that said unit has become part and parcel of the real property on which it is situate and do further declare said unit to be real property.

IN WITNESS WHEREOF, the undersigned have set their hands and seals this the 21st day of August, 2003

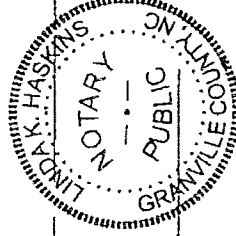
McElheney - Sherer Partnership

x Laurie Bradsher Preddy

Subscribed to and sworn before me:

Linda K. Haskins
Notary Public

My Commission expires: 2-18-08



STATE OF NORTH CAROLINA, GRANVILLE COUNTY

The foregoing certificate of Linda K. Haskins a Notary Public

is certified to be correct. This instrument was presented for

registration in this office in Book 986 Page 445

This 21st day of August, 2003 at 4:22 o'clock PM

Register of Deeds Kathryn L. Brown

by Kathryn L. Brown Assistant Deputy

Delivered to Laurie Bradsher Preddy 8-26-03