

Book Page
1070 0765

FILED
GRANVILLE COUNTY
02/02/2005 1:57 PM
KATHRYN CREWS AVERETT
Register Of Deeds

Revenue: none

Tax #:

Prepared By Nathan M. Garren without title examination

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

COUNTY OF GRANVILLE

THIS DEED, made this 26th day of January, 2005, by and between **JUDITH C. DICKERSON** and husband, **MELVIN DICKERSON** (hereinafter "Grantor") and **LOVELEY BRANDON**, 216 Clover Lane, Oxford, North Carolina 27565.

WITNESSETH:

THAT Grantor in consideration of Ten Dollars (\$10.00) and other valuable consideration to them paid by Grantee, the receipt of which is hereby acknowledged, has and by this presents does grant, bargain, sell and convey, unto Grantees, their successors, heirs and assigns, all of their interest in that certain tract or parcel of land located in Brassfield Township, Granville County, North Carolina, and more particularly described as Being all of Lot 5A as shown on the plat and survey of Ben L. Bryan, P.A., entitled "Winston Greens Town Homes", dated July 17, 1998, in Plat Book 22, Page 64, Granville County Registry, North Carolina, to which reference is hereby made for a more particular description of same.

TO HAVE AND TO HOLD the said land, together with all privileges and appurtenances as thereunto belonging unto the said Grantees in fee simple.

2/4/05 Delivered to Nathan M. Garren, Atty.

Book Page
1070 0766

And the Grantor covenants with the Grantees, that the 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:

1. Ad Valorem taxes for the year 2005 and thereafter.
2. Restrictive covenants and easements of record.

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

Judith C. Dickerson 1/26/05 (SEAL)
Judith C. Dickerson
Melvin Dickerson 1/26/05 (SEAL)
Melvin Dickerson

STATE OF Maryland
COUNTY OF Baltimore

I, a Notary Public of the County and State aforesaid, certify that Judith C. Dickerson and Melvin Dickerson, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 26 day of January, 2005.

Harry McDonald
Notary Public

My Commission Expires: 12-01-05



Harry McDonald, Notary Public
Baltimore County
State of Maryland
My Commission Expires Dec 1, 2005

STATE OF NORTH CAROLINA, GRANVILLE COUNTY
The foregoing certificate of Harry McDonald a Notary Public
is certified to be correct. This instrument was presented for
registration and filed in this office in Book 1010 Page 165
This 26 day of Jan, 2005 at 1:10 o'clock PM
Register of Deeds KATHY M. LIDWELL
by Kathy M. Lidwell Assistant Deputy