



Doc ID: 003790000005 Type: CRP
Recorded: 09/18/2023 at 02:31:23 PM
Fee Amt: \$76.00 Page 1 of 5
Revenue Tax: \$50.00
Granville County, NC
Kathy M. Taylor Reg of Deeds
BK **1961** PG **687-691**

Prepared by and return to: Harrison T. Preddy, a North Carolina Licensed Attorney; P.O. Box 247, Oxford, NC 27565

Delinquent taxes, if any, to be paid by the Closing Attorney to the Granville County Tax Collector upon disbursement of closing proceeds.

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

Tax Parcel No. 192404606553

Stamps: \$50.00

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

COUNTY OF GRANVILLE

THIS DEED, made and entered into this the 12 day of September, 2023, by and between **DOROTHY BAILEY, widow, CYNTHIA DELESBORE f/k/a CYNTHIA LEAH BAILEY and spouse, RALEIGH ROY DELESBORE**, designated as Grantor herein, and **JBH INVESTMENTS, LLC, a North Carolina Limited Liability Company, and SHARNEL ENTERPRISES, LLC, a North Carolina Limited Liability Company** whose address is 3704 Cannady Mill Rd., Kittrell, NC 27544, designated as Grantee herein. 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 said Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby expressly acknowledged, does hereby give, grant,

{A0213121.DOCX}

bargain, sell and convey unto the Grantee, that certain tract or parcel of land, lying and being situate in Salem Township, Granville County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD, said tract or parcel of land, with all of the privileges and appurtenances, thereunto belonging, unto the said Grantee, in fee simple.

And the said Grantor hereby covenants and agrees to and with the said Grantee, that Grantor is seized of said land and has the right to convey the same in fee simple; that said land is free and clear from any and all encumbrances and that Grantor will warrant and forever defend the title to the same 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. The lien of the local ad valorem property taxes for 2024 and subsequent years.
2. Such state of facts as would be disclosed by a current and accurate survey of the subject property.
3. All ordinary and customary utility and highway easements and rights-of-way of record.
4. Applicable zoning and building laws or ordinances.

IN TESTIMONY WHEREOF, the said Grantor has hereunto set their hands and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer, the day and year first above written.

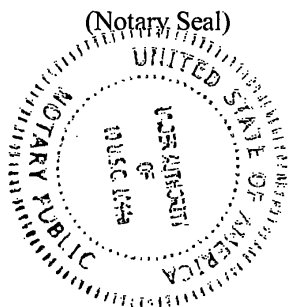
[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURES TO FOLLOW]

Dorothy Bailey (SEAL)
DOROTHY BAILEY

Fort Belvoir Legal Assistance
9990 Belvoir Drive
Fort Belvoir, VA 22060

STATE OF _____; COUNTY OF Fairfax

I, the undersigned Notary Public in and for the above County and State, do hereby certify that **DOROTHY BAILEY**, either () personally known to me or (☒) proven by satisfactory evidence (said evidence being military ID card), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by her for the purposes stated therein. Witness my hand and notarial seal, this 12 day of September, 2023.



Erika M. Nieves
Notary Public

Ms. Erika M. Nieves
Printed or Typed Name Paralegal / Notary Public
My commission expires: 10 USC 1044a(b)(6)

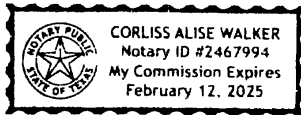
C Delesbore (SEAL)
CYNTHIA DELESBORE f/k/a CYNTHIA LEAH
BAILEY

Raigh Roy Delesbore (SEAL)
RALEIGH ROY DELESBORE

STATE OF TEXAS; COUNTY OF FORT BEND

I, the undersigned Notary Public in and for the above County and State, do hereby certify that **CYNTHIA DELESBORE f/k/a CYNTHIA LEAH BAILEY**, either () personally known to me or (X) proven by satisfactory evidence (said evidence being TDL 08200901 12/17/2030 personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by her for the purposes stated therein. Witness my hand and notarial seal, this 13th day of September, 2023.

(Notary Seal)

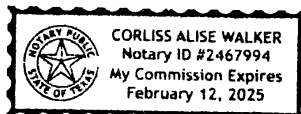


Corliss Alise Walker
Notary Public
CORLISS ALISE WALKER
Printed or Typed Name
My commission expires: FEBRUARY 12, 2023

STATE OF TEXAS; COUNTY OF FORT BEND

I, the undersigned Notary Public in and for the above County and State, do hereby certify that **RALEIGH ROY DELESBORE**, either () personally known to me or (X) proven by satisfactory evidence (said evidence being TDL 00135737), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by him for the purposes stated therein. Witness my hand and notarial seal, this 13th day of September, 2023.

(Notary Seal)



Corliss Alise Walker
Notary Public
CORLISS ALISE WALKER
Printed or Typed Name
My commission expires: FEBRUARY 12, 2023

EXHIBIT "A"

A certain lot or parcel of land in Salem Township, Granville County, North Carolina, situate on the Horner Siding Road and being more particularly described as follows:

BEGINNING at a stone, corner of Willie Morton in the line of Dock Royster, and running thence along the line of said Willie Morton S. 28 W. 408.5 feet to a point in the Horner Siding Public Road and near the northern margin thereof, corner of Willie Morton in line of H.W. Currin, and running thence near the northern margin of said Public Road and the line of H.W. Currin N. 61 W. 106.5 feet to a point in the approximate center of said Public Road, corner of Lot No. 3 in the line of H.W. Currin N. 61 W. 106.5 feet to a point in the approximate center of said Public Road, corner of Lot 3 in the line of H.W. Currin, said point being opposite an iron pin on the northern margin of said Public Road; thence along the line of said Lot No. 3 N. 28 E. 408 feet to an iron pin, corner of Lot No. 3 in the line of Dock Royster; thence along the line of the said Dock Royster; thence along the line of the said Dock Royster S. 61 $\frac{1}{4}$ E. 106.5 feet to the point of beginning, containing one acre, more or less, and being Lot No. 4 of the Lots of the heirs of James Taylor, deceased, according to plat and survey of Johnnie C. Currin, R.L.S., made on February 29, 1960.

For further reference, see Deed Book 609, Page 924, Granville County Registry.