

This certifies that there are no delinquent ad valorem, Taxes, or other taxes which the Granville County Tax Collector is charged with collecting, that are a lien on:

Parcel identification number: 088918209609
This is not a certification that Granville County
Parcel Identification Number Matches this deed
Description.

Type: CONSOLIDATED REAL PROPERTY
Recorded: 1/31/2020 9:07:29 AM
Fee Amt: \$346.00 Page 1 of 2
Revenue Tax: \$320.00
Granville County, NC
Kathy M. Taylor Reg of Deeds

Juanita, Nungia 01/30/2020
Tax Collector, Staff Signature Date

BK 1762 PG 29 - 30

This instrument prepared by, The Nichols Law Firm, PLLC, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the Granville County, NC Tax Collector upon disbursement of closing proceedings.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$320.00	Recording Time, Book and Page:
Tax Map No.	Parcel Identifier No: 088918209609

Mail after recording to: **Tara L. Nichols , 3708 Lyckan Parkway, Suite 106, Durham, NC 27707**
This instrument was prepared by: **Tara L. Nichols**

THIS DEED made this 30th day of January , 2020 by and between

GRANTOR

Manuel Morales and wife, Lisa Morales

Mailing Address:

GRANTEE

Colby Williams, unmarried
Property Address: 117 Chalet Lane, Stem, NC 27581

Mailing Address: 117 Chalet Lane, Stem, NC 27581

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 or parcel of land and more particularly described as follows:

BEING ALL OF LOT 6, THE VILLAGE SUBDIVISION, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 35, PAGE 43, GRANVILLE COUNTY REGISTRY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION THEREOF.

THIS CONVEYANCE IS MADE SUBJECT TO PROTECTIVE COVENANTS OF RECORD IN BOOK 1209, PAGE 518, AND TO ROAD MAINTENANCE AGREEMENT OF RECORD IN BOOK 1335, PAGE 549, GRANVILLE COUNTY REGISTRY.

FOR FURTHER REFERENCE, SEE DEED OF RECORD IN BOOK 1346, 298, GRANVILLE COUNTY REGISTRY.

PARCEL ID: 088918209609

Submitted electronically by "The Nichols Law Firm, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Granville County Register of Deeds.

PROPERTY ADDRESS: 117 CHALET LANE, STEM, NC 27581

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1632, Page 940, Granville County Registry.

A map showing the above described property is recorded in Plat Book 35, Page 43, and referenced within this instrument.

Does the above described property include the primary residence (yes/no) ? **Yes**

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Ad valorem property taxes for 2020 subsequent years.

All easements, covenants, rights-of-way and restrictions of record.

Zoning and building laws or ordinances for the Town of Stem and Granville County, NC

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

(Entity Name)

Maquel Morales (SEAL)

By: _____

Lisa Morales (SEAL)

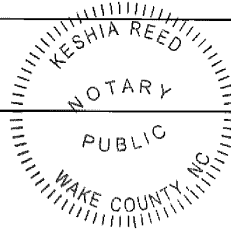
Title: _____

By: _____

(SEAL)

Title: _____

(SEAL)



NORTH CAROLINA Nake COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Manuel Morales and wife, Lisa Morales. Witness my hand and official stamp or seal, this the 30th day of January, 2020

My Commission Expires: 12/10/2021

Keshia Reed
Notary Public

Print Notary Name: Keshia Reed

NORTH CAROLINA _____ COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: _____, _____. Witness my hand and official stamp or seal, this the _____ day of _____, _____.

My Commission Expires: _____

Notary Public