

Type: CONSOLIDATED REAL PROPERTY
Recorded: 12/6/2018 2:10:33 PM
Fee Amt: \$446.00 Page 1 of 2
Revenue Tax: \$420.00
Granville County, NC
Kathy M. Taylor Reg of Deeds

BK 1709 PG 738 - 739

This instrument prepared by: Kimberly P. Thomas, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

HOLD FOR: Warren, Shackleford & Thomas, P.L.L.C.

PREPARED BY: Warren, Shackleford & Thomas, P.L.L.C.,
343 S. White Street, Wake Forest, NC 27587

TAX IDENTIFICATION #: 1806-21-8360 REVENUE STAMP \$420.00

NORTH CAROLINA GENERAL WARRANTY DEED

This deed made this 6th day of December, 2018 by and between:

GRANTOR: **JULIE ANN BURKE, UNMARRIED**

GRANTEE: **HEATHER J. LUNDWALL, UNMARRIED**
2786 Clifton Ave, Creedmoor, NC 27522-8825

Grantor, for valuable consideration paid by Grantee, receipt of which is hereby acknowledged, does grant, convey and transfer unto Grantee in fee simple the property described as follows:

TOWNSHIP OF _____, COUNTY OF GRANVILLE

BEING all of Lot 402, Golden Pond Subdivision as shown on plat recorded in Plat Book 25, Page 215, Granville County Registry.

The above property was acquired by Grantor by instrument recorded in Book 1204, Page 605.

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

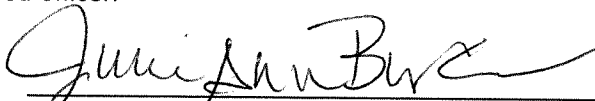
TO HAVE AND TO HOLD the above described property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

Grantor covenants with 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 to the property against the lawful claims of all others except for the exceptions set out below.

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

- 1. Subject to easement(s) and restriction(s) of record.

IN WITNESS WHEREOF, Grantor has set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by a duly authorized officer.


Julie Ann Burke (SEAL)

STATE OF NORTH CAROLINA, COUNTY OF WAKE

I, Kimberly P. Thomas, a Notary Public for the County of Franklin and State of North Carolina, certify that **Julie Ann Burke** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 6th day of December, 2018.

My Commission Expires: June 30, 2021


Notary Public, Kimberly P. Thomas

