

This instrument prepared by, Lockamy Law Firm, P.A., 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.

Type: CONSOLIDATED REAL PROPERTY  
Recorded: 8/14/2018 3:01:43 PM  
Fee Amt: \$236.00 Page 1 of 3  
Revenue Tax: \$210.00  
Granville County, NC  
Kathy M. Taylor Reg of Deeds

BK 1697 PG 384 - 386

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 210.00  
Tax Parcel ID No. 0876-64-6026 Verified by \_\_\_\_\_  
County \_\_\_\_\_  
on the 14<sup>th</sup> day of August, 2018, By: \_\_\_\_\_  
\_\_\_\_\_  
Mail/Box to Grantee: 2084 Meadow View Drive, Creedmoor, NC 27522  
This instrument was prepared by: P. Ryan Lockamy, Attorney \_\_\_\_\_  
Brief description for the Index: LT&DW 48 CROSSINGS at BT \_\_\_\_\_

The deed made the latest day set forth in the notary acknowledgment below, by and between:

GRANTOR: LAURA EVELYN JENSIS, a widow  
whose mailing address is 114 Railroad Street, Millville, MN 55957

GRANTEE: ESQUIVO VARGAS-SUAREZ, A SINGLE PERSON AND KARLA PATRICIA MARTINEZ GARCIA, A SINGLE PERSON, TOGETHER AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP  
whose mailing address is 2084 Meadow View Drive, Creedmoor, NC 27522

*[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]*

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the City of Creedmoor, County of Granville, State of North Carolina, more particularly described as follows:

See attached "Exhibit A"

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 1151, Page 158, and being reflected on plat(s) recorded in Map/Plat Book 20, page/slide 139.

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

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations:

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

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

*Laura E. Jensis* (SEAL)  
Print/Type Name: LAURA EVELYN JENSIS

State of Minnesota  
County of Wabasha

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:  
LAURA EVELYN JENSIS

Date: 7-20-18

*Diane Speedling*  
Diane Speedling Notary Public  
Notary's Printed or Typed Name

My Commission Expires:  
1-31-2020

(Official/Notarial Seal)



.Exhibit A

BEING all of Lot 48, The Crossings at Butner Subdivision as recorded in Plat Book 20, Page 139, Granville County Registry, reference to said map being incorporated herein for more certainty of description. Together with improvements located thereon; said property being located at 2084 Meadowview Drive, Creedmoor, North Carolina.