

Parcel Identification Number: 183400127075
This is not a certification that this Granville County Parcel Identification Number Matches this deed description.

Melody Huguen 4-18-17
Date



Doc ID: 003136940003 Type: CRP
Recorded: 04/18/2017 at 02:49:58 PM
Fee Amt: \$542.00 Page 1 of 3
Revenue Tax: \$516.00
Granville County, NC
Kathy M. Taylor Reg of Deeds

BK 1638 PG 702-704

NORTH CAROLINA
GENERAL WARRANTY DEED

Excise Tax: \$516.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 183400127075

Mail after recording to: Grantee, 1060 Pebblebrook Drive, Wake Forest, NC 27587

This instrument was prepared by: Edmund D. Milam, Jr., Esq.

THIS DEED made this 18th day of April, 2017 by and between

GRANTOR

NANCY R. GAGE and husband, DONALD WILHELM

Grantor's Address:

GRANTEE

RUSSELL GRANT RUTLEDGE

Property Address: 1060 Pebblebrook Drive, Wake Forest, NC 27587

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:

That certain tract of land containing 10.242 acres, more or less, (inclusive of right-of-way) located in Brassfield Township, Granville County, North Carolina; and being more specifically described as follows:

BEING all of Tract 5-A, Pebblebrook Subdivision as shown on that map recorded in Plat Book 19, Page 126, Granville County Registry to which plat reference is hereby made for a more particular description.

Together with all an easement for ingress, egress, and regress over and along a 60' right of way from SR 1716 to Pebblebrook Subdivision granted by that instrument recorded in Book 215 Page 182, Granville County Registry.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 0961, Page(s) 0854, Granville County Registry.

A map showing the above described property is recorded in Plat Book 19, Page(s) 126, as referenced within this instrument.

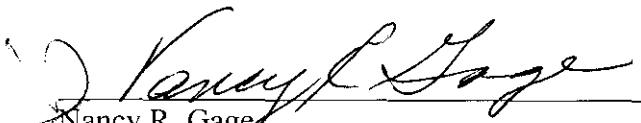
The above described property ☐ does ☐ does not include the primary residence of the Grantor.

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:
Easements and restrictions of record
Ad Valorem taxes not yet due and payable

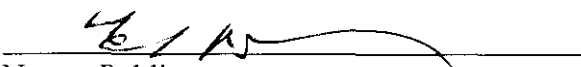
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.


Nancy R. Gage

STATE OF NC
COUNTY OF Durham

I certify that Nancy R. Gage, married personally appeared before me this day, acknowledging the due execution of the foregoing instrument for the purposes set forth herein.
Witness my hand and official stamp or seal, this the 18th day of April, 2017.

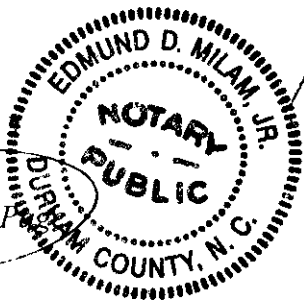
My Commission Expires: 8/4/19


Notary Public

Print Notary Name: Edmund D. Milam, Jr.

Seal

See Additional Signature/Notary Public



X Donald Wilhelm
Donald Wilhelm

STATE OF NC
COUNTY OF WCH

I certify that **Donald Wilhelm, married** personally appeared before me this day, acknowledging the due execution of the foregoing instrument for the purposes set forth herein.
Witness my hand and official stamp or seal, this the 18~~th~~ day of April, 2017.

My Commission Expires: 8/4/19

Print Notary Name: Edmund D. Milam, Jr.

E D Milam Jr
Notary Public

Seal

