

The instrument prepared by, Jackson Law, P.C., 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: 10/1/2015 12:49:59 PM
Fee Amt: \$564.00 Page 1 of 2
Revenue Tax: \$538.00
Granville County, NC
Kathy M. Adcock Reg of Deeds

BK 1568 PG 506 - 507

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 538.00

Parcel Identifier No. 182500610844 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Grantee (Transaction insured by Tryon Title Agency)

This instrument was prepared by: Jackson Law, P.C., 8601 Six Forks Road, Suite 400, Raleigh, NC 27615

Brief description for the Index: LOT 14, Marshall Landing

THIS DEED made this 30th day of September, 2015, by and between

GRANTOR	GRANTEE
Jamie Randolph and spouse, Gray Stewart III 46 Shoreline Dr., Apt. 9 New Bern, NC 28562	Douglas Steven Doster and spouse, Leslie Tait Doster 60 Summer St Goffstown, NH 03045

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Wake Forest, _____ Township, Granville County, North Carolina and more particularly described as follows:

BEING all of Lot 14, Marshall Landing, as shown on Plat Book 34, Page 19, Granville County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1393 page 630.
All or a portion of the property herein conveyed X includes or _____ does not include the primary residence of a Grantor.
A map showing the above described property is recorded in Plat Book 34 page 19.

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, other than the following exceptions:

Restrictive covenants recorded in Book 1162, Page 699, Granville County Registry. Easements and Restrictions of record. 2016 ad valorem taxes.

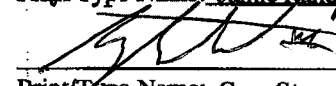
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: _____
Print/Type Name & Title: _____

By: _____
Print/Type Name & Title: _____

By: _____
Print/Type Name & Title: _____


Print/Type Name: Jamie Randolph (SEAL)


Print/Type Name: Gray Stewart III (SEAL)

Print/Type Name: _____ (SEAL)

Print/Type Name: _____ (SEAL)

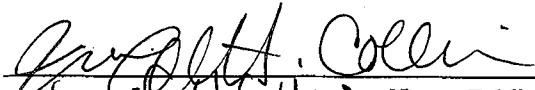
State of North Carolina - County or City of LENOIR
I, the undersigned Notary Public of the County or City of LENOIR and State aforesaid, certify that Jamie Randolph and spouse, Gray Stewart III personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 30 day of SEPTEMBER, 2015.

My Commission Expires: 8-2-2020
(Affix Seal)


DAMITA JO WASHINGTON Notary Public
Notary's Printed or Typed Name

State of NC - County or City of Durham
I, the undersigned Notary Public of the County or City of Durham and State aforesaid, certify that Jamie Randolph personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 1 day of October, 2015.

My Commission Expires: 10-29-2017
(Affix Seal)


Jennifer H. Collins Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary's Printed or Typed Name