



Doc ID: 003849200003 Type: CRP
 Recorded: 05/17/2024 at 11:12:44 AM
 Fee Amt: \$96.00 Page 1 of 3
 Revenue Tax: \$70.00
 Granville County, NC
 Kathy M. Taylor Reg of Deeds
 BK 1984 PG 435-437

This instrument prepared by: Lori A. Dutra, 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.

NO TITLE EXAMINATION REQUESTED OR PERFORMED

TAX STAMPS \$70.00

STATE OF NORTH CAROLINA
 COUNTY OF GRANVILLE

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this the 17th day of MAY, 2024, by, CHARLES THOMAS WATKINS, Divorced and CAROLYN WATKINS CHEATHAM, Divorced, by and through her Attorney in Fact, Thomas L. Currin, hereinafter, GRANTORS, and EMERSON HOMES, LLC, a North Carolina limited liability company GRANTEE, whose address is 3067 SAM MOSS HAYES RD., OXFORD, NC 27525

WITNESSETH:

That the said Grantors, for and in consideration of Ten and No/100 Dollars (\$10.00) paid to them by the Grantee and other and good and valuable consideration, the receipt of which is hereby expressly acknowledged, do give, grant, bargain, sell and convey to the said Grantee, it successors and assigns that certain tract or parcel of land situate in Oxford Township, Granville County, North Carolina, and particularly described as follows:

All that certain lot or parcel of land containing 0.3085 acre situate on the West side of Railroad Avenue as shown on that certain plat and survey of James R. Wilson titled "Survey for Charles Thomas Watkins and Carolyn Watkins Cheatham" dated May 22, 1998 of record in Map Book 22 Page 83, Granville County Registry, to which reference is made for a more particular description.

This deed is made expressly subject to all existing and recorded restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, if any, and is expressly subject to all municipal, city, county, and state zoning laws and other ordinances, regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the described property.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, and all privileges and appurtenances thereto belonging, to the said Grantee, its successors and assigns, in fee simple forever.

And the said Grantors covenant with said Grantee, its successors and assigns, that they are seized of said premises in fee and have the right to convey in fee simple; that the same are free and clear from all encumbrances and that they do hereby warrant and will forever defend the title to the same against the claims of all persons whomever.

IN TESTIMONY WHEREOF, the said Grantors have hereunto set their hand and affixed their seals, the day and year first above written.

Charles Thomas Watkins (SEAL)
Charles Thomas Watkins

Carolyn Watkins Cheatham by and through her Attorney in Fact, Thomas L. Currin (SEAL)
Carolyn Watkins Cheatham by and through her Attorney in Fact, Thomas L. Currin

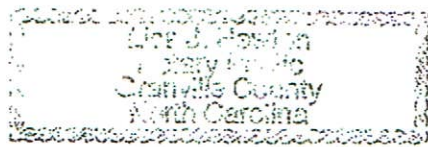
STATE OF NORTH CAROLINA Granville COUNTY

I, Lisa J. Newton, a Notary Public of the County and State aforesaid, certify Charles Thomas Watkins personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 17th day of

May, 2024

Lisa J. Newton
Notary Public

My commission expires: 9-24-24



NORTH CAROLINA GRANVILLE COUNTY

I, Lisa J. Newton, a Notary Public for said County and State do hereby certify that Thomas L. Currin, attorney in fact for Carolyn Watkins Cheatham, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of the said Carolyn Watkins Cheatham, and that his authority to execute and acknowledge said instrument is contained in an instrument duly, executed, acknowledged, and recorded in the office of the register of deeds in the County of Granville, State of North Carolina, on the 25th day of April, 2023, in Book 1944 Page 479 and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney.

I do further certify that the said Thomas L. Currin acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Carolyn Watkins Cheatham.

Witness my hand and official seal, this the 17th day of May, 2024.

Lisa J. Newton
Notary Public

My commission expires: 9-24-24

