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Recorded: 12/01/2011 at 12:26:11 PM
Fee Amt: \$26.00 Page 1 of 2
Excise Tax: \$0.00
Granville County, NC
Kathy M. Adcock Reg of Deeds
BK **1410** PG **227-228**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: -0-

Parcel Identifier No. 193207784362 AND 193207686111 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument prepared by: Isabel Worthy Mattox, 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 SEARCH REQUESTED OR PERFORMED.
Brief description for the Index: Lots 1 and 55, Hawley Estates, PB 38, Page 142, Granville Co. Registry.

THIS DEED made this 30th day of November, 2011 by and between

GRANTOR	GRANTEE
JKM HOMES HAWLEY ESTATES, LLC, a North Carolina limited liability company 526 Three Sisters Road Knightdale, NC 27545	McFARLAND PROPERTIES, LLC, a North Carolina limited liability company 526 Three Sisters Road Knightdale, NC 27545

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 or parcel of land situated in the City of Oxford, Granville County, North Carolina and more particularly described as follows:

Being all of Lot 1 and all of Lot 55 as shown on plat entitled "Final Plat For Hawley Estates, Phase 1, 9 Lots", prepared by Larry K. Allen, PLS, dated December 18, 2009, and recorded in Plat Book 38, Page 142, Granville County Registry, to which plat reference is hereby made for a more particular description of same.

TOGETHER WITH all rights, title and interest in and to any Common Areas as defined in that Declaration of Covenants recorded in Book 1348, Page 619, Granville County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____, Page _____.

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

A map showing the above described property is recorded in Plat Book 38, Page 142, Granville County Registry.

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:

Ad valorem taxes, restrictions and easements of record.

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

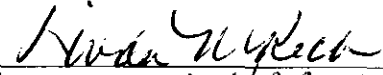
JKM HOMES HAWLEY ESTATES, LLC, a North Carolina limited liability company (SEAL)

By: 
David M. Gaines, Manager

STATE OF NORTH CAROLINA
COUNTY OF Wake

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: David M. Gaines.

Date: 11-30-11


Print name: LINDA M. RICH
Notary Public
My Commission Expires: 4-21-2016

(OFFICIAL SEAL)

**LINDA M. RICH
NOTARY PUBLIC
WAKE COUNTY, NC**