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Recorded: 05/02/2024 at 03:29:56 PM
Fee Amt: \$446.00 Page 1 of 4
Revenue Tax: \$420.00
Granville County, NC
Kathy M. Taylor Reg of Deeds

BK **1983** PG **1-4**

This instrument was prepared by J. Thomas Burnette, Attorney at Law.

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Revenue Stamps: \$420.00

Parcel ID: 086608999746

NORTH CAROLINA

GENERAL WARRANTY DEED

GRANVILLE COUNTY

THIS NORTH CAROLINA GENERAL WARRANTY DEED made and entered into this the 2nd day of May, 2024, by and between Tom C. Washington, Jr., unmarried ("Grantor") to CJCC Properties, LLC, a North Carolina limited liability company (P. O. Box 91, Butner, NC 27509) ("Grantee");

W I T N E S S E T H:

That the Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby expressly acknowledged, does hereby give, grant, bargain, sell and convey unto the said Grantee, its successors and assigns, that certain lot or parcel of land lying and being situate in the Town of Butner, Dutchville Township, Granville County, North Carolina, and more particularly described on Exhibit "A" attached.

EDMUNDSON & BURNETTE, LLP ATTORNEYS-AT-LAW

106 MAIN STREET • POST OFFICE BOX 428 • OXFORD, NORTH CAROLINA 27565 • PHONE: 919-693-7087

TO HAVE AND TO HOLD the above described lot or parcel of land with all of the privileges and appurtenances thereunto belonging unto the Grantee, its heirs and assigns, in fee simple forever.

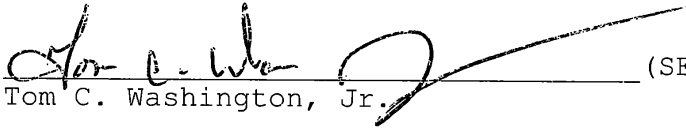
And the Grantor hereby covenants and agrees to and with the Grantee, its successors and assigns, that he is seized of said real property in fee simple and have the right to convey the same in fee simple; that said land is free and clear from any and all encumbrances except the following:

1. ad valorem taxes for the year 2020;
2. any and all encroachments which might be disclosed by a current and accurate survey;
3. utility easements, permits and rights of way of record;
4. restrictive covenants of record; and
5. terms and provisions of all applicable zoning, land use and planning ordinances, statutes and regulations.

and that he will forever warrant and defend the title to the same against the lawful claims and demands of any and all persons whomsoever.

THIS CONVEYANCE DOES NOT INCLUDE THE PRIMARY RESIDENCE OF THE GRANTOR.

IN TESTIMONY WHEREOF, the Grantor has executed this deed under seal on the date first written above.


Tom C. Washington, Jr. (SEAL)

STATE OF NORTH CAROLINA

GRANVILLE COUNTY

I, Lynn M. Currin, a Notary Public of the county and state aforesaid, do hereby certify that Tom C. Washington, Jr., personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 2nd day of May, 2024.

Lynn M. Currin
Notary Public

My commission expires: June 5, 2025

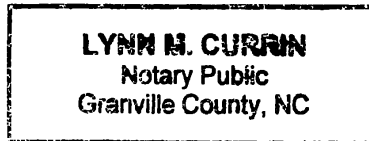


EXHIBIT A

Lying and being situate in Dutchville Township, Granville County, North Carolina, and thus described:

BEING Lot Number 19, located at 604 Central Avenue, Butner, North Carolina, as per plat recorded in Plat Book 6, at page 18, in the office of the Register of Deeds of Granville County, to which plat reference is hereby made for greater certainty of description.

But this land is conveyed subject to certain easements and to certain building and zoning restrictions which are expressly assented to by the parties of the second part in accepting this deed, being as follows:

There is reserved and excepted from the property above-described easements for sewer, water and electric lines and maintenance thereof at the locations of said lines as they now exist across the aforesaid property.

There is further reserved the right of ingress and egress across a 12.5 foot area on each side of the sewer and water lines shown on the plat hereinabove referred to. No building may be constructed on or over said reserved area.

This conveyance is made in accordance with the Rules and Regulations adopted jointly by the North Carolina Department of Human Resources (formerly the North Carolina Department of Mental Health and also formerly the North Carolina Hospitals Board of Control) and the Advisory Budget Commission regarding the sale of real property as provided by Chapter 71 of the 1949 Session Laws, as amended.

This conveyance is also made subject to the Rules and Regulations adopted by the North Carolina Department of Human Resources (formerly the North Carolina Department of Mental Health and also formerly the North Carolina Hospitals Board of Control) and the Advisory Budget Commission concerning restrictions and zoning of properties in accordance with Chapter 71 of the 1949 Session Laws, as amended, on file in the Office of the Secretary of State of the State of North Carolina.

No building shall be located nearer than fifty (50) feet to the front lot line nor nearer than fifteen (15) feet to the side lot lines; provided, however, that a detached garage or other outbuildings shall be located no nearer than one hundred (100) feet from the front lot line nor nearer than five (5) feet to the side lot lines.

No dwelling shall be erected with less than 1,500 square feet of floor space in the case of a one story structure nor less than 1,800 square feet in the case of a one and one-half or two story structure.

For further reference see Deed Book 768, Page 583 and Book 659, page 245, Granville County Registry.