

Type: CONSOLIDATED REAL PROPERTY
Recorded: 11/25/2019 12:10:35 PM
Fee Amt: \$380.00 Page 1 of 2
Revenue Tax: \$354.00
Granville County, NC
Kathy M. Taylor Reg of Deeds

This instrument prepared by, Bagwell Holt Smith P.A., 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.

BK 1752 PG 842 - 843

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$354**

Parcel Identifier No.: **192320917517** Verified by _____ County on the ____ day of _____, 20____
By: _____

This instrument was prepared by: Bagwell Holt Smith P.A., 2000 Aerial Center Parkway, Ste. 110BC, Morrisville, NC 27560
Return to: Grantee at 123 Maluli Drive, Oxford, NC 27565

THIS DEED is made this 25th day of November, 2019, by and between

GRANTOR	GRANTEE
COLEN W. SMITH, unmarried 3041 Strickland Drive Bullock, NC 27507; and DEVIN M. STEVENSON, unmarried 6200 Cricket Creek Oxford, NC 27565	JAMIE LEE VAUGHAN SR. and spouse, KIMBERLY RHOADES VAUGHAN <u>Property Address:</u> 123 Maluli Drive Oxford, NC 27565

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 **GRANVILLE COUNTY**, North Carolina and more particularly described as follows:

BEING all of Lot 4, Re-subdivision of Lots 1-4, Landis Heights Estates, as shown on plat recorded in Plat Book 4, Page 50, Granville County Registry and being the same property described in Plat Book 47, Page 115, Granville County Registry. See also Plat Book 3, Page 132, Granville County Registry.

The property herein does x does not include the primary residence of Grantor.

Being same parcel conveyed in Deed Book 1705, Page 798, 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:

- 1. Ad valorem taxes for 2020, not yet due and payable, and subsequent years.
- 2. Restrictive Covenants of record affecting the property.
- 3. Utility Easements and Rights-of-way of record.

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


COLEN W. SMITH (SEAL)

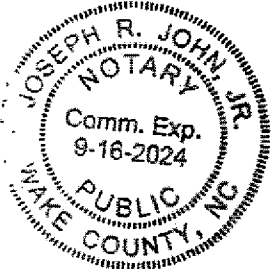

DEVIN M. STEVENSON (SEAL)

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein, and in the capacity indicated: Colen W. Smith and Devin M. Stevenson.

Date: 11-25-2019


Signature of Notary Public
Joseph R. John Jr.
Printed Name of Notary Public
My commission expires: 9/16/2024



(Official Seal)