



Doc ID: 000129380002 Type: CRP
Recorded: 03/09/2007 at 03:23:36 PM
Fee Amt: \$103.00 Page 1 of 2
Excise Tax: \$86.00
Granville County, NC
Kathryn Crews Averett Reg of Deeds
BK **1198** PG **297-298**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax

Recording Time, Book & Page

Tax Lot No		Parcel Identifier No	
Verified by		County on the day of	
by			
Mail after recording to N. Kyle Hicks, PO Box 247, Oxford, NC 27565			
This instrument was prepared by		M. F. Darden	
Brief description for the Index		Lots #1 and #5 of Winston's Bluff Subdivision, containing 2.00 and 3.00 acres respectively, as surveyed by Barry Oakes Surveying, and as recorded in Plat Book 34, Page 127 of the Granville County Register of Deeds, NC	

THIS DEED made this 5th5th day of March 2007		,by and between	
GRANTOR		GRANTEE	
New Branch Home & Land, LLC		Ernest Lambert and wife;	
102 Court Street		Ghislaine C. Lambert	
Oxford, NC		1301 Faraid Lane, Virginia Beach, VA 23464	
27565			
Enter in appropriate block for each party: name, address, and if appropriate, character of entity, e,q. corporation or partnership,			

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shal I 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 Na Oak Hill Township, Granville County County, North Carolina and more particularly described as follows:

Lots #1 and #5 of Winston's Bluff Subdivision, containing 2.00 and 3.00 acres respectively, as surveyed by Barry Oakes Surveying, and as recorded in Plat Book 34, Page 127 of the Granville County Register of Deeds, NC

The property hereinabove described was acquired by Grantor by instrument recorded in

Deed Book 1176, Page 479 of the Granville County Register of Deeds, NC

A map showing the above described property is recorded in

Plat Book 34, Page 127 of the Granville County Register of Deeds, NC.

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 except for the exceptions hereinafter stated. In addition to all previously recorded and existing easements and right of ways of record, title to the property hereinabove described is subject to the following exceptions:

One home per tract; no further subdivision of the land; frame homes only (off-frame modulars approved in writing by developer only); no loud, long-term noises; no junk or unlicensed vehicles unless housed in a county approved shed.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal., or if corporate has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

New Branch Home & Land, LLC

Na
(Corporate Name)

By Na
Na
President

ATTEST:
Na
Na
Secretary (Corporate Seal)

(SEAL)

Print name/ title: M. F. Darden Member/ Manager

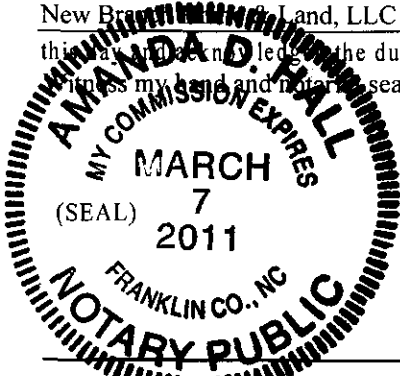
(SEAL)

(SEAL)

(SEAL)

STATE OF NORTH CAROLINA
COUNTY OF Granville

I, Amanda D. Hall a Notary Public for said County and State, do hereby certify,
M. F. Darden Member/ Manager of,
New Branch Home & Land, LLC, a Limited Liability Company, personally appeared before me
this day and acknowledged the due execution of the foregoing instrument on behalf of the company.
In witness my hand and notary seal, this the 5th day of March, 2007



3/7/2011
My commission expires

Amanda D. Hall
Notary Public
Amanda D. Hall
Printed Name

The foregoing Certificate(s)

is / are certified to be correct, This instrument and this certificate are duly registered at the date and time in Book and Page shown on the first page hereof:

REGISTER OF DEEDS FOR _____ COUNTY _____
By _____ Deputy / Assistant-Register of Deeds.