

This certifies that there are no delinquent ad valorem, Taxes, or other taxes which the Granville County Tax Collector is charged with collecting, that are a lien on:

Parcel identification number: 009100201558
This is not a certification that Granville County
Parcel Identification Number Matchecs this deed
Description.
009100201959

Type: CONSOLIDATED REAL PROPERTY
Recorded: 11/19/2021 3:02:31 PM
Fee Amt: \$346.00 Page 1 of 3
Revenue Tax: \$320.00
Granville County, NC
Kathy M. Taylor Reg of Deeds

Melody Hargrave 11/19/2021
Tax Collector, Staff Signature Date

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 1874 PG 688 - 690

NORTH CAROLINA GENERAL WARRANTY DEED

009100201959

Excise Tax: \$320.00

Parcel Identifier No.: 009100201558

Mail after recording to: David Simmons, 928 South Plum Street, Durham, NC 27701

This instrument was prepared by: Mann, McGibney, & Jordan, 16 Consultant Place, Suite 101, Durham, NC 27707

Brief Description from the Index: 2041 Grassy Creek Virgilina Road

THIS DEED made this 15th day of November, 2021, by and between

GRANTOR	GRANTEE
William Buffington, an unmarried person	David Simmons, an unmarried person
2707 US Highway 70 East Hillsborough, NC 27278	Property Address: 2041 Grassy Creek Virgilina Road Oxford, NC 27565
	Mailing Address: 928 South Plum Street Durham, NC 27701

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 or near the City/Town of Oxford, Granville County, North Carolina and more particularly described as follows:

TRACT ONE: Beginning at the center of the road, corner of the land herein described and the corner of the lands of Frank Clark (formerly) and going thence N. 59 1/2 W 243 feet along the center of said road; thence N. 1 E 390 feet to a stake; thence S. 98 (sic) E 210 feet to a stake, a new corner in the line of Frank Clark; thence S. 1 W 510 feet to the point of beginning, containing two (2) acres, more or less.

TRACT TWO: Bounded on the north by lands of Graham Clark (formerly), on the east by lands of Emma G. Clark (formerly), on the west by lands of Nancy Clark (formerly), and on the south by Tract No. 1 described above, designated "LAND OF NANCY CLARK" on the hereinafter referred to plat: beginning at an iron pin, northeast corner of Tract No. 1, southeast corner of the property herein

described in the line of Emma G. Clark, said iron pin being situate N. 3 deg. 45' E. 523.0 feet from the centerline of SR 1400, and from said beginning point run thence along the line of Tract No. 1 N. 86 deg. 44' W. 211.2 feet to an iron pi; thence along other lands of Nancy Clark N. 3 deg. E. 50.0 feet to an iron stake; and N. 3 deg. 19' E. 385.3 feet to an iron pin, corner of lands Nancy Clark in the line of Graham Clark; thence along the line of Graham Clark S. 86 deg. 35' E 212.2 feet to an iron pin, corner of Graham Clark in the line of Emma G. Clark; thence along the line of Emma G. Clark S. 3 deg. 25' W 435.0 feet to the point of place of beginning containing 2.12 acres, more or less, according to plat and survey of G. Vance Powell, R.L.S., dated 1-11-83.

Property Address: 2041 Grassy Creek Virgilina Road, Oxford, NC 27565

The property herein described ☐ is or ☐ is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book , Page , Granville County Registry.

A map showing the above described property is recorded in Plat Book __, Page __, and referenced within this instrument.

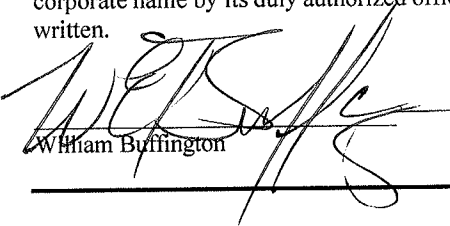
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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.

Title to the property hereinabove described is subject to the following exceptions:

- Easements, Restrictions and Rights of Way of record.
- Property taxes for current and subsequent years.

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


William Buffington

STATE OF
COUNTY OF

I, Christopher M. McInerney, Notary Public, do hereby certify that William Buffington personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 9TH day of November 2021.

Christopher M. McInerney
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 12/2/2024

