

Type: CONSOLIDATED REAL PROPERTY
Recorded: 2/13/2019 1:55:16 PM
Fee Amt: \$576.00 Page 1 of 2
Revenue Tax: \$550.00
Granville County, NC
Kathy M. Taylor Reg of Deeds

BK 1716 PG 77 - 78

Revenue: \$550.00

Map:

Prepared By: Nathan M. Garren, a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the tax collector upon disbursement of closing proceeds.

Mail To: Grantees

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

COUNTY OF GRANVILLE

THIS DEED, made this 13th day of February, 2019, by and between **Trabar Homes, LLC** (hereinafter "Grantor") and **Melissa Jones Luck and Chris Edward Luck, Jr.**, a married couple (hereinafter "Grantees") with a mailing address of 1134 Bowling Mountain Drive, Stem, NC 27581.

WITNESSETH:

THAT Grantor in consideration of Ten Dollars (\$10.00) and other valuable consideration to it paid by Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey, unto Grantees, their successors, heirs and assigns all of its interest in **those certain tracts or parcels of land located in Granville County and described as Being all of 1.9284 acres, Lot 7, Phase II, Bowling Mountain Subdivision, according to plat and survey of James R. Wilson, R.L.S., dated March 25, 1994, and is of record in the Office of the Granville County Register of Deeds in Plat Book 15, Page 130, to which plat reference is hereby made for a more particular description of same.**

TO HAVE AND TO HOLD the said land, together with all privileges and appurtenances as thereunto belonging unto the said Grantees in fee simple.

Submitted electronically by Nathan M Garren, Attorney at Law in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Granville County Register of Deeds.

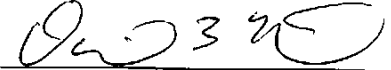
And the Grantor covenants with the Grantees, that the Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

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

1. Ad Valorem taxes for the year 2019 and thereafter.
2. Restrictive covenants and easements of record.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and affixed its seal the day and year first above written.

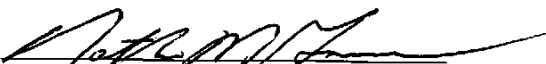
Trabar Homes, LLC

By:  (SEAL)
David B. Haskins, Manager

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I, Nathan M. Garren, a Notary Public, for the aforesaid county and state do hereby certify that David B. Haskins, Manager of Trabar Homes, LLC, a North Carolina limited liability company, personally appeared before me this day and being duly authorized acknowledged that he executed the foregoing instrument on behalf of Trabar Homes, LLC.

Witness my hand and official stamp or seal this 13th day of February, 2019.


Notary Public

My Commission Expires: 10/08/22

