



Doc ID: 003636470003 Type: CRP
Recorded: 01/20/2022 at 09:28:43 AM
Fee Amt: \$26.00 Page 1 of 3
Revenue Tax: \$0.00
Granville County, NC
Kathy M. Taylor Reg of Deeds

BK **1885** PG **66-68**

This instrument was prepared by J. Thomas Burnette, a North Carolina licensed attorney; after recording, please return to Edmundson & Burnette, L.L.P.

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

No Taxable Consideration

Parcel ID: 191300444019

NORTH CAROLINA

GENERAL WARRANTY DEED

GRANVILLE COUNTY

THIS NORTH CAROLINA GENERAL WARRANTY DEED made and entered into this the 19th day of January, 2022, by and between Peggie Reynolds Strother, Trustee of the Peggie R. Strother Revocable Trust, dated April 13, 2009, ("Grantor") to Peggie R. Strother and Susan S. Fox, as joint tenants with the right of survivorship, (address: 207 Meadowbrook Lane, Oxford, NC 27565) ("Grantees");

W I T N E S S E T H:

That the said Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby expressly acknowledged, does hereby give, grant, bargain, sell and convey unto the said Grantees, their heirs and assigns, that certain lot or parcel of land lying and being situate in the City of Oxford, Granville County, North

EDMUNDSON & BURNETTE, LLP ATTORNEYS-AT-LAW

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Carolina, and more particularly described as follows:

Being all of Lot 28, containing 0.515 acre, Meadowbrook, Phase II, as shown on plat and survey by James R. Wilson, R.L.S., dated September 24, 1991, which plat is of record in Map Book 13, page 70, Granville County Registry, to which reference is hereby made for a more particular description thereof.

The above lot is subject to the Restrictive Covenants of record in Book 586, page 704, Granville County Registry. For further reference, see Book 1155, page 917, Granville County Registry.

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

And the Grantor hereby covenants and agrees to and with the Grantees, their heirs and assigns, that the Trust is seized of said real property in fee simple and has the right to convey the same in fee simple; that said land is free and clear from any and all encumbrances except easements, rights-of-way of record, and restrictive covenants, if any; and that the Trust will forever warrant and defend the title to the same against the lawful claims and demands of any and all persons whomsoever.

THIS CONVEYANCE IS BEING MADE WITHOUT CERTIFICATION OF TITLE BY THE ATTORNEY WHO PREPARED THIS INSTRUMENT. THIS CONVEYANCE INCLUDES THE PRIMARY RESIDENCE OF THE GRANTOR.

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

 (SEAL)
Peggie R. Strother, Trustee of the
Peggie R. Strother Revocable Trust,
dated April 13, 2009

STATE OF NORTH CAROLINA

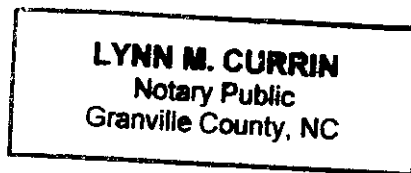
GRANVILLE COUNTY

I, Lynn M. Currin, a Notary Public of the county and state aforesaid, do hereby certify that Peggie R. Strother, Trustee of the Peggie R. Strother Revocable Trust, dated April 13, 2009, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 19th day of January, 2022.

Lynn M. Currin
Notary Public

My commission expires: June 5, 2025



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