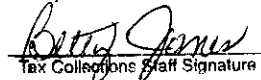



Doc ID: 000356750002 Type: CRP
Recorded: 02/10/2009 at 10:47:22 AM
Fee Amt: \$17.00 Page 1 of 2
Excise Tax: \$0.00
Granville County, NC
Kathy M. Adcock Reg of Deeds
BK **1298** PG **554-555**

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: 098300094800
This is not a certification that into Granville County
Parcel Identification Number Matches this deed description.

 2-10-09
Tax Collector's Staff Signature Date

RETURN TO: Kathryn S. Drake, Attorney at Law, PA
12324 Hampton Way Drive, Suite 101, Wake Forest, NC 27587

PREPARED BY: Kathryn S. Drake, Attorney at Law, PA
12324 Hampton Way Drive, Suite 101, Wake Forest, NC 27587

BRIEF DESCRIPTION: Tract 1, 12.7337 acres

TAX IDENTIFICATION: 51520 301 REVENUE STAMPS: \$0
PARCEL IDENTIFICATION: 098300094800

NORTH CAROLINA GENERAL WARRANTY DEED

This deed made this 9th day of February 2009, by and between:

GRANTOR: Janice E. Murphy f/k/a Janice E. Jones and husband,
William ~~E~~ Murphy, Jr.


GRANTEE: William L. Murphy, Jr. and wife,
Janice E. Murphy
6001 Rock Bottom Road
Oxford, NC 27566

Grantor, for valuable consideration paid by Grantee, receipt of which is hereby acknowledged, does grant, convey and transfer unto Grantee in fee simple the property described as follows:

TOWNSHIP OF WALNUT GROVE COUNTY OF GRANVILLE

A certain Tract of parcel of land lying and being situated in Walnut Grove Township, Granville County, North Carolina, on the east side of Shelton and ox Creeks, containing 12.7337 acres, more or less and designated as Tract #1 on map made for J. W.

Black by Precision Surveys, Inc. February 13, 1996, recorded in Plat Book 18 page 85, Granville County, N.C. Registry.

There is also conveyed as a privilege appurtenant to the above described land a non-exclusive easement of ingress and egress and regress over and across a 60 foot piece or parcel of land leading from the above tract to S.R. #1308 Dean Road in the location shown on the above mentioned recorded plat.

The above property was acquired by Grantor by instrument recorded in Book 1218, Page 1, Granville County Registry.

TO HAVE AND TO HOLD the above described property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

Grantor covenants with 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 to the property against the lawful claims of all others except for the exceptions set out below.

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

1. Easements, Covenants and Conditions of record.

IN WITNESS WHEREOF, Grantor has set his hand and seal or if corporate, has caused this instrument to be signed in its corporate name by a duly authorized officer.



William L. Murphy, Jr. (SEAL)
William L. Murphy, Jr.

Janice E. Murphy (SEAL)
Janice E. Murphy

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, Kathryn S. Duren a Notary Public of the County and State aforesaid, certify that William L. Murphy, Jr. and wife, Janice E. Murphy personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 9th day of February, 2009.

Kathryn S. Duren
NOTARY PUBLIC

My Commission Expires: 8/3/2010