

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: 089507592483
This is not a certification that Granville County Parcel Identification Number Matchecs this deed Description.

Type: CONSOLIDATED REAL PROPERTY
Recorded: 3/20/2015 4:36:23 PM
Fee Amt: \$286.00 Page 1 of 2
Revenue Tax: \$260.00
Granville County, NC
Kathy M. Adcock Reg of Deeds

Kathy M. Adcock 03/20/2015
Tax Collector, Staff Signature Date

BK 1542 PG 780 - 781

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 260.00

Parcel Identifier No. 089507592483 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Grantee (Transaction insured by Tryon Title Co.)

This instrument was prepared by: Jackson Law, P.C., 8601 Six Forks Road, Suite 400, Raleigh, NC 27615

Brief description for the Index: LOT 3, Hunters Ridge Subdivision

THIS DEED made this 20th day of March, 2015, by and between

GRANTOR	GRANTEE
Keith Building Corporation 2705 Alveston Circle Wake Forest, NC 27587	Naomi L. Morgan and Kyle A. Morgan 505 Wild Goose Lane Creedmoor, NC 27522

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Creedmoor, _____ Township, Granville County, North Carolina and more particularly described as follows:

BEING all of Lot 3 of Hunters Ridge Subdivision as shown on plat recorded in Plat Book 30, Page 28, Granville County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1394 page 260.
All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor.
A map showing the above described property is recorded in Plat Book 30 page 28.

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, other than the following exceptions:

- (1) Restrictive covenants recorded in Book 1156, Page 56, and Book 1194, Page 388, Granville County Registry. (2) Easements and Restrictions of record. (3) 2014 ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Keith Building Corporation (SEAL)
By: [Signature] (Entity Name) Print/Type Name: _____
Print/Type Name & Title: Timothy Keith, President (SEAL) Print/Type Name: _____
By: _____ (SEAL) Print/Type Name: _____
Print/Type Name & Title: _____ (SEAL) Print/Type Name: _____
By: _____ (SEAL) Print/Type Name: _____
Print/Type Name & Title: _____ (SEAL) Print/Type Name: _____

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
(Affix Seal) Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
(Affix Seal) Notary's Printed or Typed Name

State of North Carolina - County or City of Granville Wake Co
I, the undersigned Notary Public of the County or City of Granville Wake Co and State aforesaid, certify that Timothy Keith personally came before me this day and acknowledged that he is the President of Keith Building Corporation, a North Carolina or corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 20th day of March, 2015.

My Commission Expires: 10-10-18 Notary Public
(Affix Seal) Brooke N. Riggsbee Notary's Printed or Typed Name
