

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: 182500205825
This is not a certification that Granville County Parcel Identification Number Matchecs this deed Description.

Type: CONSOLIDATED REAL PROPERTY
Recorded: 1/6/2017 10:24:21 AM
Fee Amt: \$694.00 Page 1 of 3
Revenue Tax: \$668.00
Granville County, NC
Kathy M. Taylor Reg of Deeds

James M. Taylor 01/06/2017
Tax Collector, Staff Signature Date

BK 1626 PG 118 - 120

Excise Tax \$668.00

NORTH CAROLINA GENERAL WARRANTY DEED

Parcel Identifier No. 182500205825
Prepared by: GOLD LAW, P.A.
Yorktown Office Condominiums
140 Mine Lake Court
Suite #100
Raleigh, NC 27615
Return to: Grantee

Brief description for the Index

Lot 70, The Preserve at Smith Creek Subdivision

Property Address: 3582 Cotton Field Court Wake Forest, NC 27587

THIS DEED made this 03 day of January 2017 by and between JCH GERIE TJS

GRANTOR	GRANTEE
George E. Roberts, III, a divorced person and Timothy James Baxter, a divorced person P.O. Box 23 Sandy Creek, NY 13145	Jerry G. Davis Jr. and wife, Kelly Virginia Davis 3582 Cotton Field Court Wake Forest, NC 27587

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 GRANVILLE County, North Carolina and more particularly described as follows:

BEING all of Lot 70, The Preserve at Smith Creek Subdivision, Phase 3, as shown on plat recorded in Plat Book 36, Page 188, Granville County Register of Deeds.

Property address is known as 3582 Cotton Field Court Wake Forest, NC 27587

THE PROPERTY WAS THE PRIMARY RESIDENCE OF THE GRANTOR.

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.

The property hereinbefore described was acquired by Grantor(s) by instrument recorded at Book 1533 Page 552, GRANVILLE County Register of Deeds, North Carolina.

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

Subject to ad valorem taxes; all applicable zoning and land use ordinances, statutes and regulations; and to the provisions of all applicable restrictive covenants and utility easements of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal.

By: George E. Roberts, III
George E. Roberts, III

By: Timothy James Baxter
Timothy James Baxter

STATE OF New York
COUNTY OF Oswego

I, Jodi L. Hunsdon, a notary public of the State and County aforesaid, do hereby certify that **George E. Roberts, III** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purpose(s) stated therein.

Witness my hand and official seal, this the 03 ^{January 2017} day ~~December, 2016~~. CLH

[Official Seal]

Jodi L. Hunsdon
NOTARY PUBLIC --

My Commission expires: 03/21/2017

Jodi L. Hunsdon
New York Notary Public
Qualified in Oswego County
NO: 01HU6123954
Commission Exp: March 21, 2017

STATE OF New York
COUNTY OF OSWEGO

I, Jodi L. Hunsdon, a notary public of the State and County aforesaid, do hereby certify that **Timothy James Baxter** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purpose(s) stated therein.

Witness my hand and official seal, this the 03 day ^{January 2017} ~~December~~, 2016. JCH

[Official Seal] Jodi L. Hunsdon
NOTARY PUBLIC --

My Commission expires: 03/21/2017

Jodi L. Hunsdon
New York Notary Public
Qualified in Oswego County
NO: 01HU6123954
Commission Exp: March 21, 2017