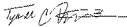


This certifies that there are no delinquent ad valorem, Taxes, or other taxes which the Granville County Tax Collector is charged with collecting, that are a lien on:

Parcel identification number: 192317100130
This is not a certification that Granville County Parcel Identification Number Matchecs this deed Description.

Type: CONSOLIDATED REAL PROPERTY
Recorded: 10/19/2023 3:49:28 PM
Fee Amt: \$106.00 Page 1 of 3
Revenue Tax: \$80.00
Granville County, NC
Kathy M. Taylor Reg of Deeds

BK 1965 PG 154 - 156



Tax Collector, Staff Signature

10/19/2023

Date

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 80.00

Parcel Identifier No. 192317100130 Verified by County on the day of, 20 By:

Mail/Box to: Justin Taylor, Attorney at Law, PLLC, 4820 Six Forks Road, Suite 200, Raleigh, NC 27609

This instrument was prepared by: Justin Taylor, Attorney at Law, PLLC

Brief description for the Index: 110 FIRST ST, OXFORD

THIS DEED made this 19th day of October, 2023, by and between

GRANTOR	GRANTEE
EDWARD KELLY SANFORD, and spouse GAIL BRUCE-SANFORD 1913 28TH AVE N NASHVILLE, TN 37208	MALDONADO RENOVATIONS PROPERTIES LLC 3200 SEVEN SPRINGS RD HILLSBOROUGH, NC 27278

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

SEE EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 227 page 882.
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 page .

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:

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

(Entity Name)

X Edward Kelly Sanford

(SEAL)

EDWARD KELLY SANFORD

By: _____

Print/Type Name & Title: _____

NOTARIZE

X Gail Bruce Sanford

(SEAL)

GAIL BRUCE-SANFORD

By: _____

Print/Type Name & Title: _____

(SEAL)

Print/Type Name: _____

By: _____

Print/Type Name & Title: _____

(SEAL)

Print/Type Name: _____

State of TN

- County or City of Davidson

I, the undersigned Notary Public of the County or City of Nashville and State aforesaid, certify that

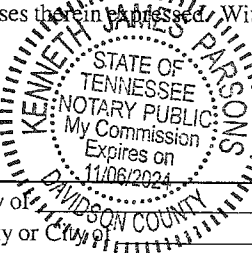
EDWARD KELLY SANFORD and spouse, GAIL BRUCE-SANFORD personally appeared before me this day and acknowledged the

due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 19th day of

October, 2023.

My Commission Expires: 11/6/24

(Affix Seal)



Kenneth James Parsons Notary Public

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: _____

(Affix Seal)

Notary Public

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 came before me this day and acknowledged that

he is the _____ of _____, 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 _____ day of _____, 20____.

My Commission Expires: _____

(Affix Seal)

Notary Public

Notary's Printed or Typed Name

Exhibit A

A certain lot or parcel of land situated on the north side of First Street in the town of Oxford and bound on the East by the lands of the St.Cyprian Episcopal Church, on the North by the lands of Edward Kelly Sanford, on the West by the lands of Geneva White, deceased and on the South by First Street, and being lot #4 as shown on the map of First Street, which said map is recorded in the office of the Register of Deeds of Granville County in the Webb Map Book at page 81. Said parcel is more particularly described as 110 First Street. Said parcel contains a two-story wood frame house.