

Type: CONSOLIDATED REAL PROPERTY
 Recorded: 9/3/2024 2:06:06 PM
 Fee Amt: \$156.00 Page 1 of 2
 Revenue Tax: \$130.00
 Granville County, NC
 Kathy M. Taylor Reg of Deeds

BK 1996 PG 457 - 458

Submitted electronically by John M Davis Law in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Granville County Register of Deeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 130.00

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

Out of
 191311679456&
 191311770447

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

By _____

Mail/Box to Grantee _____

This instrument was prepared by Grantor, Bruce Gulley _____

Brief description for the Index: 512 and 600 Hicksmill Road, Oxford NC 27565 _____

THIS DEED made this 26 day of August, 2024 by and between Grantor and Grantee.

GRANTOR

Alsace, LLC a NC
 Limited Liability Company
 836 Dovetail Meadow Lane
 Wake Forest, NC 27587

GRANTEE

Eddie Wilson
 Custom Homes, Inc.
 600 Brittany Bay E
 Raleigh, NC 27614

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 acknowledge, 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 the City of Oxford Township of, Oxford County of Granville, North Carolina and more particularly described as follows:

Being all of Lots 7 & 8 as shown on a plat entitled "Minor Subdivision Plat Prepared for "ALSACE, LLC" by James O. Murphy, PLS, recorded in Plat Book 53, Page 62, Granville County Registry.

The property hereinafter described was acquired by Grantor by instrument recorded in Book 1958 page 948.

A map showing the above-described property is recorded in Plat Book 53 page 62.

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:

Covenants and Utility Easements of Record

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written,
Alsace, LLC A NC General Liability Company

Entity Name _____
By [Signature] _____ (SEAL)
Title _____
By Bruce Gulley _____ (SEAL)
Title Manager Member _____
By _____ (SEAL)
Title _____

State of North Carolina – County of _____
I, the undersigned Notary Public of the County 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 _____
My Commission Expires: _____

Notary Public

State of North Carolina – County of Wake
I, the undersigned Notary Public of the County and State aforesaid, certify that Bruce Gulley
personally appeared before me this day and acknowledged _____ Manager Member of Alsace, LLC a
North Carolina ~~Corporation/ limited liability company~~ limited partnership (strike through inapplicable), and that
by authority duly given and as the act of such entity, they signed the foregoing instrument in its name on it behalf as its act and deed.
Witness my hand and Notarial stamp or seal this 26 day of April, 2024.
My Commission Expires: May 1, 2024
* Limited Liability Company

Notary Public

State of North Carolina – County of _____
I, the undersigned Notary Public of the County 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

The foregoing Certificate(s) of _____
Is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page
shown on the first page hereof.

Register of Deeds for _____ County
By: _____ Deputy/Assistant – Register of Deeds.

[illegible]

CURVE	RADIUS	LENGTH	CHORD	CLEARING
C-1	15.00'	23.53'	21.18'	N 44°04'21"

CALCULATED GRID CO-
 ORDINATES
 N = 957,514.70'
 E = 2,117,219.82'

CALCULATED THE LINE TO NCDS MOVEMENT TO
 N 60°30'24"E 3,190.20' --
 COMPLETED FROM DATA RECORDED
 91 JUL 28. P 111

NOTE:
 LOTS --5-- thru --9-- HEREON HAVE ACCESS
 TO PUBLIC WATER AND SEWER ALONG
 HICKSMILL ROAD.

N/F CHALUNCEY X. EATON ET ALS
 DB 1585, P 280

WATKINS STREET

HICKSMILL STREET - PUBLIC CITY STREET

WOODSON STREET

LOT -9-
 11,652 SF
 0.268 ACRES

LOT -7-
 11,119 SF
 0.255 ACRES

LOT -6-
 11,249 SF
 0.258 ACRES

LOT -5-
 11,249 SF
 0.258 ACRES

N/F KENYETTA EDWARDS
 DB 1489, P 569

N/F WALKER FAMILY REAL ESTATE INVESTMENT
 DB 1536, P 99

Date: FEBRUARY 07, 2024

PIN #191307771805
REC# #13.345
ZONING IS "CSC"

2.358BUC3 2.358BUC3
DRAWING #24--09 11. NOTES

[illegible]

Margaret D. Murphy

I CERTIFY THAT THIS SURVEY CONTAINS A STATEMENT OF LAND
OWNING THE AREA OF A COUNTY OR MUNICIPALITY THAT HAVE
AN AGREEMENT THAT RESERVES PORTIONS OF LAND.

James A. W. Smith 2-7-22
JAMES A. W. SMITH, JR. SECRETARY DATE

Doc ID: 00261858001 Type: CRP
Registered: 05/28/2004 at 10:28 AM
Fed. Act: 811.00 Phase: 1 of 1
Geotech: L. Canty, Inc.
Filing: H. Griffin, Inc. of Dec-01