

This certifies that there are no delinquent ad valorem real estate taxes, which the Granville County Tax Collector is charged with collecting on the following:

Parcel Number: 191800468292

This is not certification that the Granville County Tax Office parcel number matches this deed description.

SL Date: 10-17-2024

Granville County Tax Office


Doc ID: 003881500003 Type: CRP
Recorded: 10/17/2024 at 09:48:22 AM
Fee Amt: \$206.00 Page 1 of 3
Revenue Tax: \$180.00
Granville County, NC
Kathy M. Taylor Reg of Deeds
BK **2001** PG **788-790**

Prepared by: HUBBARD AND CATES, PC
36 Court Street
Roxboro, NC 27573

Return to: Edmundson & Burnette, LLP
PO Box 428
Oxford, NC 27565

Excise Tax: \$180.00

Parcel ID: 191800468292

NORTH CAROLINA
GRANVILLE COUNTY

COMMISSIONER'S DEED

THIS DEED made and entered into this the 15th day of October, 2024, by and between Brent W. Groce, acting as Commissioner of the Superior Court of Granville County, North Carolina, in that Special Proceeding entitled "Brent W. Groce, Administrator of the Estate of Alexander Vaughn Humphries, Deceased vs. Koltyn Alexander Sean Humphries, a Minor" in Granville County Special Proceedings File Number 24SP000025-380; *whose mailing address is:* P.O. Box 679, Roxboro, NC 27573, hereinafter called Commissioner, Party of the First Part; and Sherry H. Clayton, *whose mailing address is:* 410 Reuben Allen Road, Roxboro, NC 27574, Party of the Second Part;

WITNESSETH:

THAT WHEREAS, in the aforesaid Special Proceeding in the General Court of Justice, Superior Court Division of Granville County, North Carolina, File No. 24SP000025-380, entitled " Brent W. Groce, Administrator of the Estate of Alexander Vaughn Humphries, Deceased vs. Koltyn Alexander Sean Humphries, a Minor " the land herein described was ordered sold by the Court for the purpose of creating assets for payment of the debts of the late Alexander Vaughn Humphries, all as being set forth in the Motion that initiated this Cause;

AND WHEREAS, Brent W. Groce was appointed Commissioner of the Court to effectuate such intent by selling said tracts of land for said purpose under the laws regulating the conduct of Judicial Sales.

AND WHEREAS, pursuant to that Order to Sell Real Property by Private Sale entered on the 15th day of May, 2024, the Commissioner exposed said tracts of land for sale at private sale.

AND WHEREAS, Sherry H. Clayton, on the 4th day of September, 2024, tendered an offer of Ninety Thousand and No/Dollars (\$90,000.00) for the subject property;

AND WHEREAS, more than ten (10) days have elapsed since the report of bid in this matter, without upset bid having been filed on the below-described tract;

AND WHEREAS, the terms of said Sale have been complied with;

AND WHEREAS, on the 18th day of September, 2024, the Clerk of Superior Court of Granville County confirmed the said Sale and ordered the Party of the First Part to execute and deliver a Commissioner's Deed for the land as described in the Order to Sell Real Property by Private Sale to Sherry H. Clayton;

AND WHEREAS, said Order of Confirmation has become final and effective;

NOW, THEREFORE in consideration of the premises and under the authority of the said Order of the Court, and more particularly in consideration of the Party of the Second Part's having paid to the Party of the First Part the full purchase price aforesaid, the said Brent W. Groce, Commissioner, as aforesaid, has bargained and sold, and does hereby bargain, sell, and convey unto the Party of the Second Part, her heirs, legal representatives, successors, and assigns forever, the following described tracts or parcels of land, to wit:

All of that certain tract of land lying and being situate in Sassafras Fork Township, Granville County, North Carolina, and more particularly described as follows:

All that tract of land containing 2.2115 acres, more or less, as per plat and survey made by Precision Surveys, Inc. entitled "Survey for John T. Corsaro & Wife, Linda P. Corsaro" dated December 5, 2002 and recorded in Plat Book 28, Page 118, Granville County Registry, to which plat reference is hereby made for a more particular description.

The property hereinabove described was acquired by the decedent, Alexander Vaughn Humphries by instrument recorded in Deed Book 1794, Pages 184-186. Alexander Vaughn Humphries died intestate on the 18th day of October, 2023,

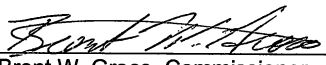
leaving Koltyn Alexander Sean Humphries as his sole heir. See Granville County Estate File 23E000501-380.

The property conveyed herein is "as is."

See also that declaration of intent to affix the manufactured home to real property recorded at Deed Book 1695, Pages 459 through 463, Granville County Registry.

TO HAVE AND TO HOLD unto the said Sherry H. Clayton, her heirs, legal representatives, successors, and assigns forever, together with all privileges and appurtenances thereunto appertaining in as full and ample a manner as the said Brent W. Groce as Commissioner, as aforesaid, is authorized and empowered to convey the same.

IN TESTIMONY WHEREOF, the said Brent W. Groce acting as Commissioner, as aforesaid, has hereunto set his hand and affixed his seal, the day and year first above written.

 (SEAL)
Brent W. Groce, Commissioner

NORTH CAROLINA
PERSON COUNTY

I, Pamela G. Walker, a Notary Public in and for said State and County do hereby certify that Brent W. Groce, Commissioner, as afore described, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of conveyance.

Witness my hand and notarial seal, this the 15th day of October, 2024.

My Commission Expires: 11/1/2027

