

Type: CONSOLIDATED REAL PROPERTY
Recorded: 1/29/2025 9:05:15 AM
Fee Amt: \$226.00 Page 1 of 3
Revenue Tax: \$200.00
Granville County, NC
Kathy M. Taylor Reg of Deeds

This instrument prepared by, The McCall Law Firm, PC, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the Granville County, NC Tax Collector upon disbursement of closing proceedings.

BK 2012 PG 585 - 587

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$200.00

Parcel Identifier No. 191316828894 Verified by _____ County on the ____ day of _____, _____
By: _____

This instrument was prepared by: **The McCall Law Firm, PC**- 2626 Glenwood Ave, Suite 390, Raleigh, NC 27608
Mail/Box to: Grantee - 306 Coleman Street, Oxford, NC 27565
Brief description for the Index: Lot 1 & 2, Coleman St

THIS DEED made this 22 day of January 2025 by and between

GRANTOR	GRANTEE
John H. Pike and spouse, Priscilla Elvington Pike Carl Joseph Pike and spouse, Jill Pike Segue, A NC General Partnership P.O. Box 850 Oxford, NC 27565	HaiMai Holdings LLC A North Carolina Limited Liability Company Property Address: 306 Coleman Street Oxford, NC 27565 Mailing Address: 11836 Canemount Street 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 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 the Township of , City of Oxford, GRANVILLE County, North Carolina and more particularly described as follows:

BEGINNING at an iron pin located in the northeastern-most right-of-way boundary of Coleman Street in the City of Oxford, North Carolina, said beginning point being the southern-most corner of the William H. Day lot, and from said beginning point N. 65° 36' E. 170.7 feet along the lot of William H. Day and the lot of E.A. Morton to an iron pin, a corner located in the boundary of Miss Elizabeth Floyd; thence S. 27° 00' E. 55.5 feet to an iron pin in the Miss Elizabeth Floyd boundary, a corner, thence S. 64° 06' W. 170.6 feet along the boundary of Mrs. Mary E. Necomb to an iron pin located in the northeastern-most right-of-way boundary of Coleman Street, a corner, and said iron pin being located also in the center of a joint driveway; thence N. 27° 00' W. 60 feet along the Coleman Street right-of-way boundary to the point of BEGINNING, and being Lot No. 41 and part of Lot 42 as shown on map recorded in Plat Book 1, page 150, in the Granville County Registry. See also map of Lot of Charlie LeRoy Matthews and wife, Mary Louise W. Matthews, by Johnnie C. Currin, R.L.S., dated March 2, 1968.

Parcel ID: 191316828894
Property Address: 306 Coleman Street, Oxford, NC 27565

submitted electronically by "The McCall Law Firm, PC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Granville County Register of Deeds.

This property is _____ or ✓ is not the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 714, Page 707, GRANVILLE County Registry.

A map showing the above described property is recorded in Plat Book 1, Page 150, GRANVILLE County Registry.

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. 2025 ad valorem real property taxes and subsequent years;
- 2. Utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property.

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.

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

By: [Signature]
John H. Pike
Title: **Partner**

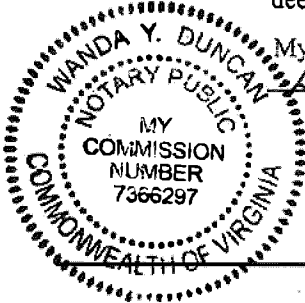
By: [Signature]
Priscilla Elvington Pike
Title: **Partner**

By: [Signature]
Carl Joseph Pike
Title: **Partner**

By: [Signature]
Jill Pike
Title: **Partner**

SEAL-STAMP State of Virginia – County of Mecklenburg

I, the undersigned Notary Public of the County and State aforesaid, certify that **John H. Pike and Priscilla Elvington Pike** personally came before me this day and acknowledged that s/he are the partners of SEGUE, A NC General Partnership, a North Carolina general partnership and that by authority duly given and as the act of such entity, s/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 22nd day of January, 2025.



My Commission Expires: December 31, 2027

[Signature]
Notary Public

Printed Name: WANDA Y. DUNCAN

SEAL-STAMP

State of Virginia – County of Mecklenburg

I, the undersigned Notary Public of the County and State aforesaid, certify that **Carl Joseph Pike and Jill Pike** personally came before me this day and acknowledged that s/he are the partners of SEGUE, A NC General Partnership, a North Carolina general partnership and that by authority duly given and as the act of such entity, s/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 22nd day of January, 2025.

My Commission Expires:
December 31, 2027

Wanda Y. Duncan
Notary Public

Printed Name: WANDA Y. DUNCAN

