

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: 192819502516
This is not a certification that Granville County
Parcel Identification Number Matchecs this deed
Description.

Type: CONSOLIDATED REAL PROPERTY
Recorded: 5/2/2025 12:14:46 PM
Fee Amt: \$76.00 Page 1 of 4
Revenue Tax: \$50.00
Granville County, NC
Kathy M. Taylor Reg of Deeds

BK 2023 PG 470 - 473

	05/02/2025
Tax Collector, Staff Signature	Date

WHEN RECORDED, RETURN TO:

Presidential Title LLC
7627 Lake St. Ste 206 A34
River Forest, IL 60305
File No: 457
Property ID No.: 192819502516

This space is reserved for Recorder's use only.

Excise Tax: \$50.00

Warranty Deed

State of North Carolina
County of Granville

This instrument was prepared by:

Geoffrey Polk, Attorney at Law
7627 Lake St. Ste 206 A34
River Forest, IL 60305

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Twenty-five thousand and 00/100 Dollars (\$25,000.00)** in hand, paid to **Benjamin O Marable**, with an address of **496 Edward Wade Ln, Henderson, NC 27537** (the "Grantor" or "Grantors"), does/ do hereby grant, bargain, and sell, and convey and confirm to **Synergy Land Partners LLC**, created and existing under and by virtue of the laws of the state of **Georgia** and duly authorized to transact business in the State of **North Carolina**, with an address of **2870 Peachtree Rd NW Suite 915-9324, Atlanta, GA 30305** (the "Grantee" or "Grantees") its successors and assigns the following-described real property, lying, being and situated in **Granville County, North Carolina**, to-wit:

SEE ATTACHED EXHIBIT "A"

Tax Parcel ID Number: **192819502516**

The property identified herein ☐ is -OR- ☒ is not registered as the homestead of the Grantor(s).

submitted electronically by "Presidential Title LLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Granville County Register of Deeds.

Until amended, tax information shall be sent to:

Name: **Synergy Land Partners LLC**

Address: **2870 Peachtree Rd NW Suite 915-9324, Atlanta, GA 30305**

SUBJECT TO: easements, restrictions, reservations, and other agreements and matters of record, if any.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging unto the said Grantee and its successors and assigns, forever; the said Grantor hereby covenanting that the said premises are free and clear from any encumbrance, except as set forth above, that it is lawfully seized of an indefeasible estate in fee simple to said premises and may convey the same, and that it will warrant and defend the title to said premises unto said Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons whomsoever, except real property taxes for the year **2024** and thereafter.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this instrument as of the day and year written hereunder.

This instrument prepared by Geoffrey Polk, a licensed North Carolina attorney (NC Bar # 61528). Delinquent Taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceedings.

IN WITNESS WHEREOF, the undersigned have hereunto set their hand and seal.

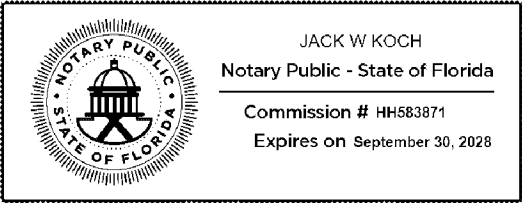
04/30/2025
Date

Benjamin Marable
Benjamin O Marable

STATE OF Florida
COUNTY OF Pasco

I hereby certify that on this day, 04/30/2025, before me, the undersigned Notary Public of the State and County as aforesaid, appeared before me in person or by remote means Benjamin O Marable, who is personally known to me or proved to me through satisfactory evidence of identification, to be the person whose name is signed on foregoing instrument, and acknowledged that they executed the same for the purposes therein contained. identified by a North Carolina identification card.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Jack Koch
Notary public Jack W Koch
My commision expires: 09/30/2028

Notarized remotely online using communication technology via Proof.

Exhibit “A”

Parcel ID: 192819502516

BOUNDED ON THE NORTH BY THE LANDS OF JOE WILSON, BOUNDED ON THE EAST BY THE PAVED HIGHWAY KNOWN AS U.S. NO. 15, BOUNDED ON THE SOUTH BY THE LANDSD OF NORMAN HUTCHERSON, AND BOUNDED ON THE WEST BY THE LANDS OF L.M. VAUGHAN, CONTAINING 3.2 ACRES, MORE OR LESS.

Tax ID: 192819502516

BEING THE SAME PROPERTY TRANSFERRED TO BENJAMIN O. MARABLE FROM ROBIN C. MARABLE, UNMARRIED BY GENERAL WARRANTY DEED RECORDED IN THE LAND RECORDS OF GRANVILLE COUNTY, NORTH CAROLINA, ON 11/29/2004 IN PAGE 1061, BOOK 662.

BEING THE SAME PROPERTY TRANSFERRED TO ROBIN C. MARABLE FROM GAYLE M. BROWN AND HUSBAND, ROBERT BROWN BY DEED RECORDED IN THE LAND RECORDS OF GRANVILLE COUNTY, NORTH CAROLINA, ON 3/27/2002, IN BOOK 898, PAGE 109.

BEING THE SAME PROPERTY TRANSFERRED TO DANIEL W. BAYNARD AND WIFE, EVELYN O. BAYNARD FROM GEORGE E. WOOD AND THELMA J. WOOD BY DEED RECORDED IN THE LAND RECORDS OF GRANVILLE COUNTY, NORTH CAROLINA, ON 4/25/1969, IN BOOK 181, PAGE 592.

THERE BEING NO OTHER TRANSFERS IN THE PRIOR THIRTY-SIX (36) MONTHS.