

Type: CONSOLIDATED REAL PROPERTY
Recorded: 11/29/2023 11:15:30 AM
Fee Amt: \$125.00 Page 1 of 3
Revenue Tax: \$99.00
Granville County, NC
Kathy M. Taylor Reg of Deeds

BK 1968 PG 903 - 905

Revenue: \$99.00

Map Number: 191800126488

Prepared By: Nathan M. Garren, a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Mail To: Grantees

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

COUNTY OF GRANVILLE

This deed made this 22nd day of November, 2023, by and between **Carolina Rural Homes, LLC, a North Carolina limited liability company** (hereinafter "Grantor") and **David B. Haskins** (hereinafter "Grantee") with a mailing address of 3605 Highway 96, Oxford, NC 27565.

WITNESSETH:

THAT Grantor in consideration of Ten Dollars (\$10.00) and other valuable consideration to it paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey, unto Grantee, his successors, heirs and assigns all of its interest in that certain tract or parcel of land located in Granville County and described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said land, together with all privileges and appurtenances as thereunto belonging unto the said Grantees in fee simple.

The property being conveyed is not the principal residence of the Grantor.

Submitted electronically by Nathan M Garren, Attorney at Law in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Granville County Register of Deeds.

And the Grantor covenants with the Grantees, that the 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- 1. Ad Valorem taxes for the year 2023 and thereafter.
- 2. Restrictive covenants and easements of record.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and affixed its seal the day and year first above written.

Carolina Rural Homes, LLC
By: Douglas J. Peterson (SEAL)
Douglas J. Peterson, Manager

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, a Notary Public, for the County of Wake, State of North Carolina do hereby certify that Douglas J. Peterson, Manager of Carolina Rural Homes, LLC a limited liability company, personally appeared before me this day and being duly authorized acknowledged that he executed the foregoing instrument on behalf of Carolina Rural Homes, LLC.

Witness my hand and official stamp or seal this 22 day of November, 2023.

My Commission Expires: March 12, 2024
Ryan L. Ridemour
Notary Public

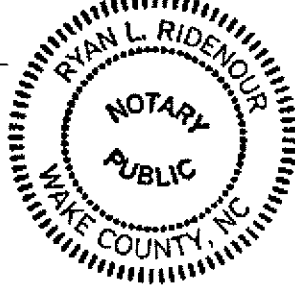


EXHIBIT A

BEING all of Lot 8 and containing 2.47 acres, as per plat and survey thereof by Ben L. Bryan, P.A., dated April 14, 2009, and entitled "Estate Division James Strong, Jr.," and recorded in Plat Book 38 at page 2 in the Office of the Register of Deeds of Granville County, North Carolina, to which reference is hereby made for a more particular description of same.

Property Address: 3044 Little Mountain Creek Rd, Oxford, NC 27565

Parcel ID: 191800126488