

Type: CONSOLIDATED REAL PROPERTY
Recorded: 8/4/2022 3:30:41 PM
Fee Amt: \$706.00 Page 1 of 2
Revenue Tax: \$680.00
Granville County, NC
Kathy M. Taylor Reg of Deeds

BK 1915 PG 54 - 55

This instrument prepared by, Jackson Law, P.C., 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.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$680.00
Delinquent taxes, if any, to be paid by the closing attorney to the County Tax Collector upon disbursement of closing proceeds
Parcel or Real Estate ID No. 180603307234 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Jackson Law, P.C., 3605 Glenwood Avenue, Suite 480, Raleigh, NC 27612
Brief description for the Index: Lot 313, Golden Pond, Phase IV-B

THIS DEED made this 26th day of July, 2022, by and between:

GRANTOR	GRANTEE
Nancy Jane Corsi and James Nicholas Corsi, wife and husband 5249 Looper Road Granite Falls, NC 28630	Alfredo Garcia, unmarried and Alexis Danielle Simpson, unmarried, title held as joint tenants w/rights of survivorship 1990 Ferbow Street Creedmoor, NC 27522

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, parcel of land or condominium unit situated in the Town or City of Creedmoor, Granville County, North Carolina and more particularly described as follows:

BEING all of Lot 313, Golden Pond, Phase IV-B, as shown on plat recorded in Plat Book 26, Page 197, Granville County Registry.

Property Address: 1990 Ferbow Street, Creedmoor, NC 27522

Parcel Number: 180603307234

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1772, Page 811.

All or a portion of the property herein conveyed X includes or _____ does not include the primary residence of Grantor.

A map showing the above described property is recorded in Plat Book 26 at Page(s) 197.

Submitted electronically by "Jackson Law, P.C."
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 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: Easements and restrictions of record that do not materially affect the value of the property, 2022 Ad Valorem taxes.

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

Nancy Jane Corsi
Nancy Jane Corsi

James Nicholas Corsi
James Nicholas Corsi

STATE OF NORTH CAROLINA
COUNTY OF ~~WAKE~~ Caldwell PK

I, Leslie Lowery, Notary Public, do hereby certify that Nancy Jane Corsi and James Nicholas Corsi personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 26 day of July, 2022.

Leslie Lowery
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires:

My Commission Expires : May 25, 2027

(affix seal here)

