

Type: CONSOLIDATED REAL PROPERTY
Recorded: 7/15/2022 1:08:11 PM
Fee Amt: \$76.00 Page 1 of 3
Revenue Tax: \$50.00
Granville County, NC
Kathy M. Taylor Reg of Deeds

BK 1912 PG 332 - 334

Revenue: \$50.00

PIN: 1888-09-2559

Prepared By: Nathan M. Garren, a licensed North Carolina attorney, without title examination. Delinquent taxes, if any to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Mail To: Grantee

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

COUNTY OF GRANVILLE

THIS DEED made this 15th day of July, 2022, by and between **James Thomas Britt and Tina Newell Britt, a married couple** (hereinafter "Grantors") and **Clayton P. Breedlove** (hereinafter "Grantee") with a mailing address of 3100 Sam Moss Hayes Road, Oxford, NC 27565.

W I T N E S S E T H:

THAT Grantors in consideration of Ten Dollars (\$10.00) and other valuable consideration to them paid by Grantee, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey, unto Grantee, his successors, heirs and assigns all of their interest in that certain tract or parcel of land located in Granville County and as described on Exhibit A attached hereto.

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

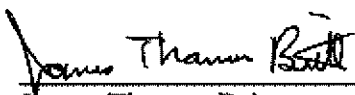
Submitted electronically by Nathan M Garren, Attorney at Law in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Granville County Register of Deeds.

And the Grantors covenant with the Grantee, that the Grantors are seized of the premises in fee simple, have the right to convey their interest in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors 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 2022 and thereafter.
- 2. Restrictive covenants and easements of record.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and affixed their seals the day and year first above written.

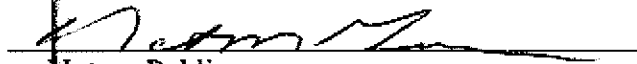
 _____ (SEAL)
James Thomas Britt

 _____ (SEAL)
Tina Newell Britt

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I, Nathan M. Garren, a notary public for the County and State aforesaid, do hereby certify that James Thomas Britt and Tina Newell Britt, personally appeared before this day, acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed. Witnessed my hand and official seal, this 15th day of July, 2022.

NATHAN M. GARREN
Notary Public
(SEAL)
North Carolina
Durham County


Notary Public

My commission expires: 10/08/2022

Exhibit A

Tract One:

Beginning at an iron pin in the northeast margin of S.R. No. 1300 and 50 feet from the center of the paved portion of same the northwest corner of James Frazier's Tract No. 1 and running thence along the northeast margin of the right of way of said S. R. No. 1300 and 50 feet from the center of the paved portion of same N. 33 degrees W. 112.8 feet to an iron pin, the southwest corner of James Frazier's Lot No. 3; thence along the line of James Frazier's Lot No. 3 N. 67 degrees 49 minutes E. 318.9 feet to an iron pin, the northwest corner of Lot No. 2A on the hereinafter referred to plat; thence along the line of said Lot No. 2A S. 31 degrees 11 minutes E. 172.4 feet to an iron pin in the line of James Frazier's Tract No. 1; thence along the line of James Frazier's Tract No. 1 S. 78 degrees 13 minutes W. 330.0 feet to an iron pin in the northeast margin of the right of way of S.R. No. 1300, the point and place of the beginning, containing 1.05 acres, more or less, designated as Lot No. 2 on the map of Johnnie C. Currin, R.L.S., made 12-3-74. See Deed Book 1049, Page 513, Granville County Registry for further reference.

Tract Two:

Beginning at an iron pin in the line of James Frazier's Tract No. 1 and the southeast corner of Lot No. 1 above described and running thence along the eastern line of Lot No. 1 above described N. 31 degrees 11 minutes W. 172.4 feet to an iron pin, corner of James Frazier's Lot No. 3; thence along the other lands of James Frazier N. 56 degrees 49 minutes E. 390.0 feet to an iron pin; thence continuing along the line of other lands of James Frazier S. 19 degrees 56 minutes E. 296.0 feet to an iron pin; thence further continuing along the line of other lands of James Frazier S. 76 degrees 13 minutes W. 352.4 feet to an iron pin, the point and place of the beginning, designated as Lot No. 2A on the map of Johnnie C. Cumin, Made 12-3-74. See Deed Book 1049, Page 513, Granville County Registry for further reference.

Tract Three:

A certain lot or parcel of land situate on the north side of S.R. 1300 in Oxford Township, Granville County, North Carolina, and particularly described ss follows:

BEGINNING at an iron pin in the east margin of S.R. 1300, corner of Lot No. 2 in the James R. Frazier subdivision (Reece's lot); running thence along the east margin of said road right of way N. 33 degrees 05 minutes W. 56.5 feet to an iron pink corner of Lot No. 3A; thence with the line of said Lot No. 3A N. 62 degrees 24 minutes W. 317.5 feet to an iron pin, corner of Lot No. 3A in the line of other lands of James R. Frazier; thence along Frazier's line N. 31 degrees 11 minutes E. 86.55 feet to an iron pin, corner of Reece's lot; thence along Reece's line S. 67 degrees 49 minutes W. 318.9 feet to an iron pin in the east margin of S.R. 1300, the point and place of beginning, being known and designated as Lot No. 3B on the map of the subdivision of Lot No. 3 of the lots of James R. Frazier prepared by Johnnie .C. Currin, R.L.S. 11/28/75, containing 0.52 acre, more or less. See Deed Book 1049, Page 513, Granville County Registry for further reference.