

Type: CONSOLIDATED REAL PROPERTY
Recorded: 5/20/2025 12:08:59 PM
Fee Amt: \$298.00 Page 1 of 3
Revenue Tax: \$272.00
Granville County, NC
Kathy M. Taylor Reg of Deeds

BK 2025 PG 397 - 399

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$272.00
Parcel ID:	1931 0002 7719
Mail/Box to:	Oak City Homes of the Carolinas LLC, a North Carolina limited liability company, 201 Redbud, Pittsboro, NC 27312
Prepared by:	Michael A. Zara, The Zara Law Firm, PLLC, 501-A Executive Place, Fayetteville, NC 28305
Brief description for the index:	Lot 3 Pauline D. Harris subdivision County of Granville State of North Carolina

THIS GENERAL WARRANTY DEED ("Deed") is made on the 19th day of May, 2025, by and between:

GRANTOR	GRANTEE
Angela Abrams, an unmarried woman 43 Magnolia Lane Warwick, NY 10990	Oak City Homes of the Carolinas LLC, a North Carolina limited liability company 201 Redbud Pittsboro, NC 27312

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Oxford, Granville County, North Carolina and more particularly described as follows (the "Property"):

All that certain lot or parcel of land situated on the South side of #1616 in the City of Oxford, Fishing Creek Township, Granville County, North Carolina and more particularly described as follows:

BEGINNING at a nail situate in the centerline of S.R. #1616, which said nail is also situate in the northwest corner of Lot #4 and being further located 769.03 feet from S.R. #1600; running thence along the western property line of Lot #4 S. 28 degrees 09' 58" E. 350.00 feet to an existing iron pin situate in the northern property line of other property of Pauline D. Harris; thence along the northern property line of other property of Pauline D. Harris S. 63 degrees 07' 12" W. 129.50 feet to an existing iron pin situate in the southeast corner of Lot #2; thence along the eastern proeprty line of lot #2 N. 28 degrees 09' 58" W. 350.00 feet to a nail set in the centelrine of

This instrument prepared by, The Zara Law Firm, PLLC, 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.

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

S. R. #1616; thence along the centerline of S.R. #1616 N. 63 degrees 07' 12" E. 129.50 feet to a nail, the point and place of BEGINNING, containing 1.04 acres,more or less, according to survey and plat of G. Vance Powell, R.L.S., entitled "Survey for: Jerry Wayne Haskins and wife, Karen I. HASKins, dated July 24, 1991.

The above described lot or parcel of land is also known and designated as Lot #3 as shown on plat of Pauline D. Harris Subdivision, of record in Plat Book 11, Page 85, Granville County Registry.

This property is subject to tose certain Restrictions recorded in Deed Book 598, page 873, Granville County Registry.

BEING THE SAME PREMISES conveyed unto Angela Abrams by Warranty Deed from Heather Ann Atkinson, unmarried, dated May 5, 2021; recorded May 11, 2021 in the Office of the Register of Deeds for Granville County, North Carolina in Book 1838 at Page 812.

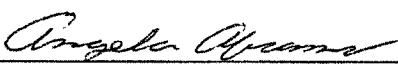
All or a portion of the Property was acquired by Grantor by instrument recorded in Book _____ Page _____.

All or a portion of the Property ☒ includes or ☐ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Book _____ Page _____.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.


Name: Angela Abrams

Name:

Name:

Name:

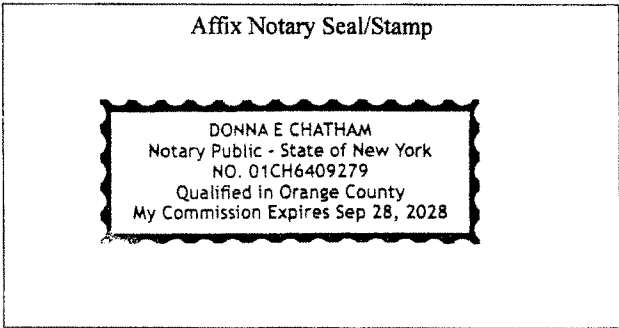
Entity Name

By: _____
Name:
Title:

By: _____
Name:
Title:

STATE OF NEW YORK, COUNTY OF Orange

I, Donna E. Chatham, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 19 day of May, 20 25 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):
Angela Abrams



Donna E. Chatham
Notary Public (Official Signature)
My commission expires: 9-28-2028