

Type: CONSOLIDATED REAL PROPERTY
Recorded: 4/12/2022 2:01:56 PM
Fee Amt: \$926.00 Page 1 of 2
Revenue Tax: \$900.00
Granville County, NC
Kathy M. Taylor Reg of Deeds

BK 1897 PG 940 - 941

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$900.00

Parcel Identifier No. 193000784150 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: GRANTEE * a North Carolina licensed attorney. Delinquent taxes if any to be paid to the county tax collector by the closing attorney upon disbursement of the closing proceeds.

This instrument was prepared by: C. Mitchell Hatchett III Attorney (WITHOUT TITLE EXAMINATION OR ADVICE) *

Brief description for the Index: LOT 34, (0.921 acre) PB 34, Pg 30

THIS DEED made this 18th day of March, 2022, by and between

GRANTOR	GRANTEE
Genesis Building Co., Inc. a North Carolina corporation 5450 Old Wake Forest Rd., Ste 102 Raleigh, NC 27609	John Briskie, Jr. and Richard Merkel and Marlene Merkel, as joint tenants with right of survivorship 4304 South Greg Allen Way Oxford, NC 27565

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 City of _____ Township, Granville County, North Carolina and more particularly described as follows:

BEING all of that certain 0.921 acre tract or parcel of land known and designated as Lot 34 as shown on survey and plat of Stancil & Associates, Professional Land Surveyor, P.A., entitled: "Surveyed for and owned by: SLH Partners, LLC" dated July 5, 2006, of record in Plat Book 34, Page 30, Granville County Registry, to which reference is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1833 page 325.
All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 34 page 30.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

Utility easements and unviolated covenants, conditions and/or restrictions that do not materially affect the value of said Property. 2022 ad valorem taxes.

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

<u>Genesis Building Co., Inc.</u> (SEAL)	
By: <u>[Signature]</u>	Print/Type Name: _____
(Entity Name)	
Print/Type Name & Title: <u>Joseph D. Procopio Jr., President</u>	(SEAL)
Print/Type Name: _____	
By: _____	(SEAL)
Print/Type Name & Title: _____	Print/Type Name: _____
By: _____	(SEAL)
Print/Type Name & Title: _____	Print/Type Name: _____

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
(Affix Seal) Notary's Printed or Typed Name _____

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
(Affix Seal) Notary's Printed or Typed Name _____

State of NC - County or City of Wake
I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Joseph D. Procopio Jr. personally came before me this day and acknowledged that he is the President of Steven Boffardi and Heather Boffardi, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 1st day of March, 2021.

My Commission Expires: 12/26/2024
(Affix Seal) Robin Procopio Notary Public
Notary's Printed or Typed Name _____

