

This instrument prepared by, Midtown Property Law, 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.

Type: CONSOLIDATED REAL PROPERTY
Recorded: 1/12/2018 9:20:09 AM
Fee Amt: \$661.00 Page 1 of 2
Revenue Tax: \$635.00
Granville County, NC
Kathy M. Taylor Reg of Deeds

BK 1672 PG 445 - 446

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$635.00

Parcel Identifier No. 182600864239 Tax Lot Number: _____
Verified by _____ County on the _____ day of _____, 20____ By: _____
Mail/Box to: GRANTEE
This instrument was prepared by: Harris & Hilton, P.A. (Without Benefit of Title Exam or Tax Advice)
Brief description for the Index: Lot 35, Olde Brassfield, Ph. 1, PB 34/33

THIS DEED made this 8th day of January 2018, by and between:

GRANTOR

**Allen Keith Parrish
AKA Allan K. Parrish
and spouse, Debra Harrod Parrish**

GRANTEE

**Brian Dennis Rhodes and spouse,
Susan J. Rhodes**

3651 Jordan Circle
Franklinton, NC 27525

This property ☒ is _____ is not a principal residence.

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 or parcel of land situated in Granville County, North Carolina and more particularly described as follows:

**BEING all of Lot 35, Olde Brassfield Subdivision, Phase 1, as shown on that plat recorded in Plat Book 34 at Page 33, Granville County Registry
Address: 3651 Jordan Circle, Franklinton, NC 27525
Tax PIN# 182600864239**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1370, Page 753.
A map showing the above described property is recorded in Book of Maps 34, Page 33.

Submitted electronically by "Midtown Property Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Granville County Register of Deeds.

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.

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:

Ad valorem taxes for the current year.

Utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

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


Allen Keith Parrish (SEAL)


Debra Harrod Parrish (SEAL)

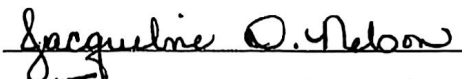
STATE OF North Carolina, COUNTY OF Durham

I, the undersigned, a Notary Public of the County and State aforesaid, certify that the following person(s) personally appeared before me this day, and

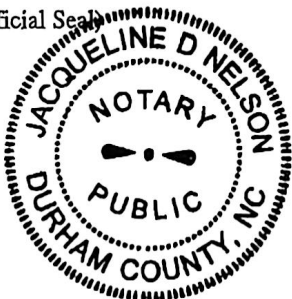
- ☒ I have personal knowledge of the identity of the principal(s)
☐ I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a _____
☐ A credible witness has sworn to the identity of the principal(s);

each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Allen Keith Parrish & Debra Harrod Parrish.**

Date: 1-8-2018


Jacqueline D. Nelson, Notary Public
(Print Notary Name)

(Official Seal)



My commission expires: June 12, 2022