

This instrument prepared by, Lance A. Wootton Attorney, 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: 6/24/2019 4:21:17 PM
Fee Amt: \$244.00 Page 1 of 2
Revenue Tax: \$218.00
Granville County, NC
Kathy M. Taylor Reg of Deeds

BK 1731 PG 589 - 590

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 218.00

Parcel Identifier No: _____

Prepared By: Lance A. Wootton

Return to : Grantee

The property transferred herein ☒ includes ☐ does not include the primary residence of the grantor.

THIS DEED made this 24 day of June , 2019, by and between:

GRANTOR	GRANTEE
Veronica Ragland formerly Veronica Pegram, unmarried 205 Pecan Street, Creedmoor, NC 27522	Latonya Z. Holt, a married person 202 Peachtree 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 or parcel of land situated in the State of North Carolina, more particularly described as follows:

ALL THAT PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN GRANVILLE COUNTY, NORTH CAROLINA AND KNOWN AND DESIGNATED AS LOT 26 OF THE CHURCHILL DOWN SUBDIVISION, RECORDED IN PLAT BOOK 11, AT PAGE 19 OF THE GRANVILLE COUNTY, NORTH CAROLINA PUBLIC LAND RECORDS. REFERENCE TO WHICH MADE FOR A MORE PARTICULAR DESCRIPTION. TOGETHER WITH IMPROVEMENTS LOCATED THEREON; SAID PROPERTY BEING LOCATED AT 202 PEACHTREE STREET, CREEDMOOR, NORTH CAROLINA. PARCEL ID: 089618418122

The Property hereinabove described was acquired by Grantor by instrument recorded in Book 1487 at Page 484. A map showing the above described property is recorded in Plat Book 11, Page 19.

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

IN TESTIMONY WHEREOF, the said Grantor has hereunto set his hand and seal, the day and year first above written.

Veronica Ragland (SEAL)
Veronica Ragland
____ (SEAL)
____ (SEAL)
____ (SEAL)

State of NC / County of Durham

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Veronica Ragland. Witness my hand and official stamp or seal this 24 day of June, 2019.

My Commission Expires: 4-21-22
(SEAL - STAMP)

[Signature]
Notary Public

