



Doc ID: 002537150002 Type: CRP
Recorded: 01/05/2011 at 01:26:35 PM
Fee Amt: \$356.00 Page 1 of 2
Excise Tax: \$334.00
Granville County, NC
Kathy M. Adcock Reg of Deeds
BK **1378** PG **600-601**

181601359186

[Signature] 1-5-10
Date

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Stamps: \$ 334.00 Real Estate ID #: 180601359186

After recording, MAIL TO GRANTEE Prepared by: Moore & Alphin, PLLC
This property does NOT include the primary residence of the Grantors. (NC GS § 105-317.2) *

Brief description for the Index: Lot 38 PADDINGTON PHASE 1, SECTION 3

THIS DEED is made this _____ day of October, 2010, by and between

GRANTOR	GRANTEE
ST. LAWRENCE HOMES, INC., a North Carolina corporation 7200 Falls of Neuse Road, Suite 300, Raleigh, NC 27615	Pablo Lopez Dongu and wife, Elisa Garcia-Herrera Grantee's Address. 2134 WESTBOURNE DRIVE 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 valuable consideration, 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 Town of Creedmoor, Brassfield Township, Granville County, North Carolina, and more particularly described as follows:

Being all of Lot 38, Paddington Subdivision, Phase 1, Section 3, as shown on a map recorded in Plat Book 31, Page 175, Granville County Registry.

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 Grantor covenants with Grantee: that Grantor is seized of the premises in fee simple and has the right to convey the same in fee simple; that the title is marketable and free and clear of all encumbrances except as set forth below; and that Grantor will warrant and defend the title against all lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions.

This instrument prepared by S. Amanda Palmer, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

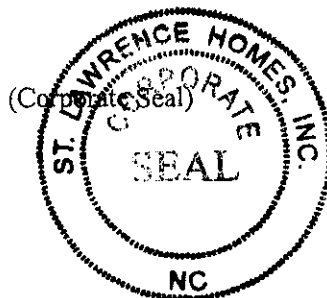
- The lien of real property taxes for 2010 and thereafter.
- Easements and restrictive covenants of record affecting the property.

IN WITNESS WHEREOF, Grantor has caused this deed to be signed in its name by its duly authorized officer, as of the day and year first above written.

GRANTOR:

ST. LAWRENCE HOMES, INC.
a North Carolina corporation

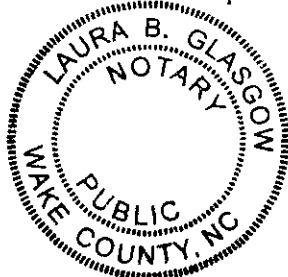
By: [Signature] PRES.
Fenton R. Ohmann, President



STATE OF NORTH CAROLINA -- WAKE COUNTY:

I, the undersigned, a Notary Public for the County and State aforesaid, certify that Fenton R. Ohmann, personally appeared before me this day and acknowledged that he is President of St. Lawrence Homes, Inc., a North Carolina corporation and that he, as President, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official stamp or seal, this the 27 day of October, 2010



Laura B. Glasgow
Notary Public
My commission expires: 4-18-15