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Recorded: 06/01/2007 at 02:30:59 PM
Fee Amt: \$333.00 Page 1 of 2
Excise Tax: \$316.00
Granville County, NC
Kathryn Crews Averett Reg of Deeds

BK **1213** PG **208-209**

Revenue: \$316.00

Tax #:

Prepared By Nathan M. Garren

Mail to: Grantee

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

COUNTY OF GRANVILLE

THIS DEED, made this 1st_ day of June, 2007, by and between **KE-LAN PROPERTIES, LLC** (hereinafter "Grantor") and **PAMELA G. MARION, legally separated** (hereinafter "Grantee") with a mailing address of **1229 E. Middleton Drive, Creedmoor, North Carolina 27522.**

W I T N E S S E T H:

THAT Grantor in consideration of Ten Dollars (\$10.00) and other valuable consideration to it paid by Grantee, the receipt of which is hereby acknowledged, have and by these presents does grant, bargain, sell and convey, unto Grantee, her successors, heirs and assigns, all of its interest in **that certain tract or parcel of land located in Granville County and described as being all of Lot 12, Lyons Place Subdivision, as shown on map recorded in Plat Book 32, Page 12, Granville County Registry.**

TO HAVE AND TO HOLD the said land, together with all privileges and appurtenances as thereunto belonging unto the said Grantee in fee simple.

And the Grantor covenants with the Grantee, that the 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:

1. Ad Valorem taxes for the year 2007 and thereafter.
2. Restrictive covenants and easements of record.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and affixed its seal the the day and year first above written.

Ke-Lan Proeptries, LLC

By: Jonathan M. Smith (SEAL)
Jonathan M. Smith, Manager

STATE OF NORTH CAROLINA
COUNTY OF GRANVILLE

I, Nathan M. Garren, a Notary Public, for the County of Granville, State of North Carolina do hereby certify that Jonathan M. Smith, Manager of Ke-Lan Proeptries, LLC, a North Carolina limited liability company, personally appeared before me this day and, for and on behalf of said Ke-Lan Properties, LLC, acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this 15th day of June, 2007.

Nathan M. Garren
Notary Public

My Commission Expires: 10/08/07

