



Doc ID: 003788780004 Type: CRP
Recorded: 09/13/2023 at 10:49:40 AM
Fee Amt: \$176.00 Page 1 of 4
Revenue Tax: \$150.00
Granville County, NC
Kathy M. Taylor Reg of Deeds
BK **1960** PG **883-886**

Prepared by and return to: N. Kyle Hicks, a North Carolina Licensed Attorney; Hicks, Preddy & Washburn, PC, P.O. Box 247, Oxford, NC 27565

Delinquent taxes, if any, to be paid by the Closing Attorney to the Granville County Tax Collector upon disbursement of closing proceeds.

All or a portion of the property herein conveyed ___ includes or x does not include the primary residence of the Grantor.

Tax Parcel No. 099600308046, 099500397909 & 099500396913

Stamps: \$150.00

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

COUNTY OF GRANVILLE

THIS DEED, made and entered into this the 12 day of September, 2023, by and between **JAMES D. CURRIN and spouse, VIRGINIA D. CURRIN**, designated as Grantor herein, and **THE WRIGHT INVESTMENT GROUP, LLC, a North Carolina Limited Liability Company**, whose address is 100 Planters Place, Oxford, NC 27565, designated as Grantee herein. 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 said Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby expressly acknowledged, does hereby give, grant, bargain, sell and convey unto the Grantee, those certain tracts or parcels of land, lying and being situate in Walnut Grove Township, Granville County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD, said tracts or parcels of land, with all of the privileges and appurtenances, thereunto belonging, unto the said Grantee, in fee simple.

And the said Grantor hereby covenants and agrees to and with the said Grantee, that Grantor is seized of said land and has the right to convey the same in fee simple; that said land is free and clear from any and all encumbrances and that Grantor will warrant and forever defend the title to the same 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. The lien of the local ad valorem property taxes for 2023 and subsequent years.
2. Easements and restrictions of record in Restrictive Covenants recorded in Book 1238, Page 734, and Amended Book 1573, Page 556, Granville County Registry
3. Such state of facts as disclosed on survey of the subject property of record in Plat Book 35, Page 35, Granville County Registry, and such state of facts as would be disclosed by a current and accurate survey of the subject property.
4. All ordinary and customary utility and highway easements and rights-of-way of record.
5. Applicable zoning and building laws or ordinances.

IN TESTIMONY WHEREOF, the said Grantor has hereunto set their hands and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer, the day and year first above written.

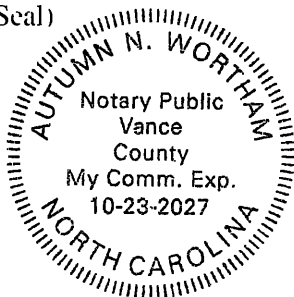
[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURES TO FOLLOW]

James D. Currin (SEAL)
JAMES D. CURRIN
Virginia D. Currin (SEAL)
VIRGINIA D. CURRIN

STATE OF North Carolina COUNTY OF Vance

I, the undersigned Notary Public in and for the above County and State, do hereby certify that **JAMES D. CURRIN**, either () personally known to me or (☒) proven by satisfactory evidence (said evidence being NC DL), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by him for the purposes stated therein. Witness my hand and notarial seal, this 12 day of September, 2023.

(Notary Seal)



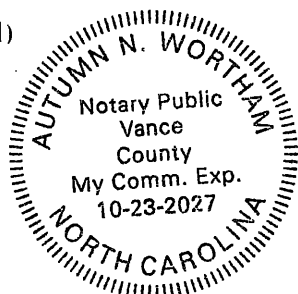
Autumn N. Wortham
Notary Public

Autumn N. Wortham
Printed or Typed Name
My commission expires: 10-23-27

STATE OF North Carolina COUNTY OF Vance

I, the undersigned Notary Public in and for the above County and State, do hereby certify that **VIRGINIA D. CURRIN**, either () personally known to me or (☒) proven by satisfactory evidence (said evidence being NC DL), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by her for the purposes stated therein. Witness my hand and notarial seal, this 12 day of September, 2023.

(Notary Seal)



Autumn N. Wortham
Notary Public

Autumn N. Wortham
Printed or Typed Name
My commission expires: 10-23-27

"EXHIBIT A"

Being all of those certain tracts or parcels of land containing 1.636 acres designated as Lot 4, 1.985 acres designated as Lot 5 and 2.413 acres designated as Lot 6, as shown on plat and survey entitled "Survey for Evans Estates", prepared by Barry H. Oakes, Surveying, P.A., dated March 19, 2007, of record in Plat Book 35, Page 35, Granville County Registry, to which reference is made for a more particular description thereof.