



Doc ID: 003948310004 Type: CRP
Recorded: 08/06/2025 at 04:14:07 PM
Fee Amt: \$456.00 Page 1 of 4
Revenue Tax: \$430.00
Granville County, NC
Kathy M. Taylor Reg of Deeds
BK **2035** PG **210-213**

This instrument prepared without title certification by and return to: Michael E. Satterwhite, P.O. Box 1820, Henderson, NC 27536

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 x includes or does not include the primary residence of a Grantor.

Stamps: \$430.00

Tax ID No: 192302568844

STATE OF NORTH CAROLINA

COUNTY OF GRANVILLE

GENERAL WARRANTY DEED

Index: 102 Royall Road, Oxford, NC

THIS DEED, made and entered into this the 29th day of July, 2025, by and between **Wilma D. Preddy, widow, By, Michelle P. Smith, POA**, designated as Grantors herein, and **ZMB Properties, LLC**, a North Carolina Limited Liability Company, whose mailing address is 6026 W. Tom Parham Road, Oxford, NC 27565 designated as Grantee herein. The designation Grantor and Grantee as used herein shall include said parties, its successors and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

W I T N E S S E T H:

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 and convey unto the Grantee, its successors and assigns, in and to that certain tract or parcel of land, lying and being situate in Granville County, North Carolina, and being more particularly described as follows:

Hicks, Preddy, Washburn & Brummitt, PC, 111 Gilliam St., Oxford NC 27565

That certain lot or parcel of land lying and being situate in Oxford Township, Granville County, North Carolina and more particularly described as follows:

BEGINNING at an iron pin on the south side of said Royall Road, Robert A. Stewart's northwest corner, (said iron pin being S. 80° 28' W. 40 feet from the northwest corner of Lot #20 as shown on the Map of the Lots of Hancock Realty Corporation, Green Acres Extended, as surveyed by Johnnie C. Currin, R.L.S. in August, 1970, of record in Plat Book 4, page 88, of the Public Registry of Granville County); thence along Stewart's western line S. 9° 10' E. 200 feet to an iron pin, Stewart's southwest corner; thence S. 80° 28' W. 120 feet to an iron pin, a new corner in the southern line of Lot #18; thence by a new line N. 9° 10' W. 200 feet to an iron pin on the south side of said Royall Road, a new corner; thence N. 30° 28' E. 120 feet to the point of beginning, it being the western 60 feet of Lot #19 and the eastern 60 feet of Lot #18 as shown on the map of Green Acres Extended to which reference is heretofore made, and being the same lot of land conveyed to Ernest Dallis Buice and wife, Carole Renee Buice, by deed of record in Deed Book 200, page 9, Granville County Registry. See also deed by Ernest Dallis Buice to Carole Renee Buice, of record in Deed Book 206, page 93, Granville County Registry, and being the same lot or parcel of land conveyed by deed of Carole Renee to Daniel F. Finch and wife, Jean Brinson Finch, dated March 26, 1976 and of record in Deed Book 210, page 477, Granville County Registry.

Reference is also made to Restrictive Covenants of record in Deed Book 132, page 464, Granville County Registry.

The above is a verbatim description as appears in Deed Book 253, page 297, Granville County Registry.

For further reference, see Deed of Record in Book 558, page 493 Granville County Registry. (131098 – without title certification)

Note: Rancher C. Preddy died July 27, 2025 in Granville County, North Carolina.

TO HAVE AND TO HOLD, said tract or parcel 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 in fee 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 2025 and subsequent years.
2. All easements, covenants, conditions, restrictions of record.
3. Zoning and building laws or ordinances for Granville County, North Carolina.

IN TESTIMONY WHEREOF, the said Grantor has hereunto set her hand 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.

[SIGNATURE PAGE TO FOLLOW]

Wilma D. Preddy by Michelle P. Smith, POA (SEAL)
Wilma D. Preddy, by and through her
Attorney-In-Fact, Michelle P. Smith

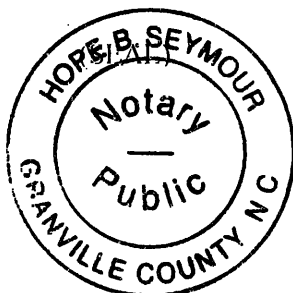
NORTH CAROLINA

GRANVILLE COUNTY

I, a Notary Public for said County and State, do hereby certify that **Michelle P. Smith**, Attorney-in-Fact for **Wilma D. Preddy**, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of the said **Wilma D. Preddy**, and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds in the County of Granville, State of North Carolina, on August 2, 2022, of record in **Book 1914, page 718**, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney.

I do further certify that the said **Michelle P. Smith** acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said **Wilma D. Preddy**.

Witness my hand and official seal, this the 29 day of July, 2025.



Hope B. Seymour
Notary Public
Hope B Seymour
(Print or type name)

My commission expires: 6-2-29

Voll:Preddy, Rancher and Wilma -- 25001.24827 Sale of 102 Royall Road, Oxford - Preddy to ZMB Properties Deed