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Recorded: 02/13/2024 at 10:48:55 AM
Fee Amt: \$342.00 Page 1 of 2
Revenue Tax: \$316.00
Granville County, NC
Kathy M. Taylor Reg of Deeds
BK **1974** PG **949-950**

GENERAL WARRANTY DEED

This instrument prepared by H. Norman Thorp, III, 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. Mail to: H. Norman Thorp, III, Attorney at Law, P.O. Box 1027, Oxford, NC 27565

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

NORTH CAROLINA
GRANVILLE COUNTY

THIS DEED made this the 13th day of February, 2024, between **ALEX D. WATKINS, JR.** and wife, **KATHY A. WATKINS** , Grantor and **DANA FIANDACA and wife, MARLANA MARIE FIANDACA**, of 1050 Greenway Village Circle, Apt 313; Wake Forest, NC 27587, Grantee;

WITNESSETH:

THAT the said Grantor, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does give, grant, bargain, sell and convey to the said Grantee, as tenants by the entirety, their assigns, and to the survivor a certain tract or parcel of land situate in Fishing Creek Township, Granville County, North Carolina, and more particularly described as follows:

Being all of Lot #1 situate on the east side of Cannady Mill Road (NCSR 1622) containing 8.51 acres as per that Division Plat for Alex D. Watkins, Jr. dated September 10, 2021, by S. D. Puckett and Associates, Professional Land Surveyors, and recorded in Book 50, Page 173, Granville County Registry. For further reference see Deed Book 1768, Page 482 and Deed Book 1691, Page 84, Granville County Registry.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging to the Grantee, as tenants by the entirety 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.

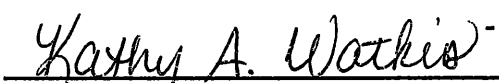
Title in the property hereinabove described is subject to the following exceptions:

- 1. The lien of the local ad valorem property taxes for 2024 and subsequent years.
- 2. Such state of facts as disclosed on survey of the subject property of record in Book 50, Page 173, Granville County Registry.
- 3. All usual and ordinary highway and utility rights of way and easements of record.
- 4. Zoning and building laws or ordinances for Granville County, NC.

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.

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

 (SEAL)
Alex D. Watkins, Jr.

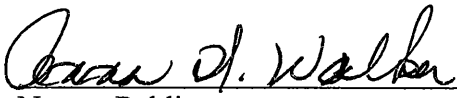
 (SEAL)
Kathy A. Watkins

NORTH CAROLINA

VANCE COUNTY

I, **Anna H. Walker**, a Notary Public, in and for the State of North Carolina, County of Vance, do hereby certify that **Alex D. Watkins, Jr. and Kathy A. Watkins**, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day and acknowledged the due execution of the foregoing instrument by him for the purposes stated therein.

Witness my hand and Notarial Seal, this the 13th day of February, 2024.


Notary Public

My Commission Expires: 10-16-2024

