



Doc ID: 003847560004 Type: CRP
Recorded: 05/09/2024 at 08:35:35 AM
Fee Amt: \$26.00 Page 1 of 4
Revenue Tax: \$0.00
Granville County, NC
Kathy M. Taylor Reg of Deeds

BK **1983** PG **623-626**

This instrument prepared by and return to: N. Kyle Hicks, a North Carolina Licensed Attorney, 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 a Grantor.

**Stamps: \$0.00
Tax Parcel Nos. 097400439330 & 097400436441**

STATE OF NORTH CAROLINA
COUNTY OF GRANVILLE

GENERAL WARRANTY DEED

THIS DEED, made and entered into this the 8th day of May 2024, by and between **KAREN KING, single and DUKE RODENHIZER, single** designated as Grantor herein, and **KAREN KING and DUKE RODENHIZER, as joint tenants with right of survivorship**, whose mailing address is 109 Lovers Loop Rd., Ashville, NC 28803 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 **KAREN KING and DUKE RODENHIZER, as joint tenants with right of survivorship** in and to that certain tract or parcel of land, lying and being situate in the Granville County,

{A0213435.DOCX}

North Carolina, and being more particularly described as follows:

Being all of that certain tract of land previously known as 6-S containing 6.6820 ac of Walnut Creek South as per plat of James R. Wilson dated August 5, 1995, and of record in Plat Book 17, Page 155, Granville County Registry. There is a recombination of the lots 46 and 47, Plat Book 8, Page 115, Granville County Registry.

For reference see Book 1576, Page 616, Granville Registry of Deeds.

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 forever.

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 2024 and subsequent years.
2. All ordinary and customary utility easements and rights-of-way of record.
3. Zoning and building laws or ordinances for Granville County, NC.

IN TESTIMONY WHEREOF, the said Grantor has hereunto set his 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.

SIGUNATURE PAGES TO FOLLOW

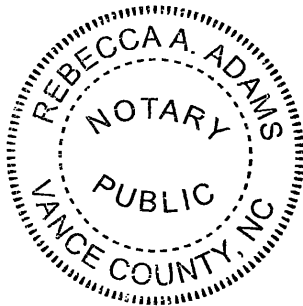
{A0213435.DOCX}

Karen King (SEAL)
KAREN KING

STATE OF NORTH CAROLINA; COUNTY OF GRANVILLE

I, the undersigned Notary Public in and for the above County and State, do hereby certify that **Karen King** either () personally known to me or (X) 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/her/them for the purposes stated therein. Witness my hand and notarial seal, this 8th day of May, 2024.

(OFFICIAL SEAL)



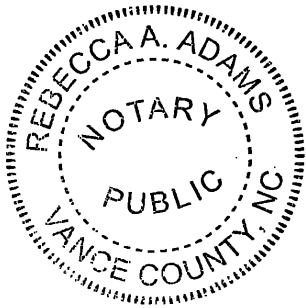
Rebecca A. Adams
Notary Public
Rebecca A. Adams
Printed or Typed Name
My commission expires: 11/07/2027

Duke Rodenhizer (SEAL)
DUKE RODENHIZER

STATE OF NORTH CAROLINA; COUNTY OF GRANVILLE

I, the undersigned Notary Public in and for the above County and State, do hereby certify that **Duke Rodenhizer** either () personally known to me or (X) 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/her/them for the purposes stated therein. Witness my hand and notarial seal, this 8th day of May, 2024
(OFFICIAL SEAL)

Rebecca A. Adams
Notary Public



Rebecca A. Adams
Printed or Typed Name
My commission expires: 11/27/2027