

BK 1978 PG 945 - 946

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$650.00
Parcel Identification No. 192203427475
Title Insurance Company: Empower Title Company
Mail/Box to: Lisbendi Aguilar Dominguez, 102 Cultivar Street, Oxford, NC 27565
This instrument was prepared by: Hankin & Pack PLLC - NC, 5955 Carnegie Boulevard, Suite 350, Charlotte, NC 28209
Brief description for the Index: LOT 106, THE MEADOWS AT OXFORD

THIS DEED made this 22nd day of March, 2024 by and between

GRANTOR	GRANTEE
LGI Homes - NC, LLC, a North Carolina limited liability company <i>Mailing Address:</i> 1450 Lake Robbins Drive, Suite 430 Spring, TX 77380	Lisbendi Aguilar Dominguez, married <i>Mailing Address:</i> 102 Cultivar Street Oxford, NC 27565

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 Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land or condominium unit situated in the City of Oxford, Granville County, North Carolina and more particularly described as follows:

BEING all of Lot 106 as shown on plat entitled "The Meadows at Oxford" recorded in Book 52, at Pages 101-110 in the Granville County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1818 Page 335.

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

A map showing the above described property is recorded in Plat Book 52, Page 101.

This instrument prepared by, Hankin & Pack, PLLC, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the Granville County, NC Tax Collector upon disbursement of closing proceedings.

Submitted electronically by "Hankin & Pack, PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Granville County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

Easements, Restrictions and Right of Way of Record.
Ad Valorem Taxes for Current Year

IN WITNESS WHEREOF, the Grantor has duly executed as of the day and year first above written.

LGI Homes - NC, LLC, a North Carolina limited liability company

By: Dayne Luck
Name: Dayne Luck
Title: Authorized Signor

STATE OF NORTH CAROLINA
COUNTY OF Durham

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Dayne Luck as authorized signatory for LGI Homes - NC, LLC, a North Carolina limited liability company.

Witness my hand and official stamp or seal, this the 22 day of March, 2024
My Commission Expires: 7/23/2028

[Signature]
Notary Public
Print Notary Name: Piper Fine

