

Type: CONSOLIDATED REAL PROPERTY
Recorded: 12/13/2024 2:52:20 PM
Fee Amt: \$506.00 Page 1 of 4
Revenue Tax: \$480.00
Granville County, NC
Kathy M. Taylor Reg of Deeds

BK 2007 PG 700 - 703

This instrument prepared by, Mann, McGibney & Jordan, 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.

Excise Tax	\$480.00	Recording Time, Book and Page
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Tax Parcel No. **086503346014; 086503347025; 086503347165; 086503338932**

Mail after recording to: Mann, McGibney & Jordan, PLLC, 530 North Person St, Raleigh, NC 27604

This instrument was prepared by **JONATHAN S. CARE, Attorney At Law, P.A., A licensed North Carolina attorney, (ji)**
TITLE NOT EXAMINED BY DRAFTSMAN

Brief description for the Index	Lot 20 & Part Lots 19 & 21 Plat Book 3, Page 23 & 1.675 acres Plat Book 9, Page 110, Granville County
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NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 11th day of **December 2024** by and between

GRANTOR

GRANTEE

EDDIE W. CAUDLE, JR., Single

DOC LITTLE’S PROPERTIES L.L.C.

**PO Box 1208
Oxford, NC 27565**

**1724B Legion Road
Chapel Hill, NC 27517**

Enter in appropriate block for each party: name, address, and if appropriate, character of entity, e.q. corporation or partnership

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 situated in, **Dutchville** Township, **Granville** County, North Carolina and more particularly described as follows:

Parcel No 1: Tax Parcel No. 086503347165

BEGINNING at a stake in the southeast edge of the right of way of Ridge Road, said stake being the northeast corner of Lot 20 on the plat hereinafter referred to and running thence along and with the

submitted electronically by "Mann, McGibney & Jordan, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Granville County Register of Deeds.

northeast line of said Lot 20 South 67° 15' East 146.3 feet to a stake, the easternmost corner of Lot 20; thence North 31° 34' East 50.6 feet to a point; thence North 67° 15' West approximately 154.0 feet to a point in the southeast edge of the right of way of Ridge Road; thence along and with the southeast edge of the right of way of said road South 22° 45' West 13.5 feet to a stake, a point of curvature; thence continuing with the southeast edge of the right of way of said road as the same curves in a clockwise direction with a radius of 175.4 feet, a distance of 36.5 feet to a stake, the point of BEGINNING and being the southern one-half of Lot No. 19, Block A of the Property of Butner Realty, Inc. as surveyed by R. M. Pickard, October 1952, and as copied by John D. Latimer in July 1954.

Also conveyed herewith are those certain restrictive covenants and the building restriction as recorded and described in Deed Book 196, Page 352, Granville County Registry.

Parcel No 2: Tax Parcel No. 086503346014

BEGINNING at a stake in the southern line of the right of way of Ridge Road, said stake being the northwest corner of Lot No. 20 on the plat hereinafter referred to and running thence along and with the western line of said Lot 20 South 13° 32' East 140.5 feet to a stake, the southwest corner of said Lot No. 20; thence South 76° 28' West 50 feet to a point; thence North 13° 32' West approximately 140.5 feet to a point in the southern line of the right of way of Ridge Road; thence with the southern line of the right of way of said road as the same curves in a counterclockwise direction with a radius of 175.4 feet, a distance of 50.55 feet, to a stake, the point of BEGINNING and being the eastern one-half of Lot No. 21, Block A of the Property of Butner Realty, Inc. as surveyed by R. M. Pickard, October 1952, and as copied by John D. Latimer in July 1954.

Also conveyed herewith are those certain restrictive covenants and the building restriction as recorded and described in Deed Book 196, Page 352, Granville County Registry.

Parcel No 3: Tax Parcel No. 086503347025

Lying on the southeastern side of Dogwood Circle, also designated as State Road 1114 and formerly known as Ridge Road, and BEING all of Lot 20 in Block A of the Butner Realty Company property, as per plat and survey thereof now on file in Plat Book 3, at Page 23, in the office of the Register of Deeds of Granville County, to which plat reference is hereby expressly made for a more particular description of same.

Parcel No 4: Tax Parcel No. 086503338932

BEING 1.675 acres, as per plat recorded in the Office of the Granville County Register of Deeds in Map Book 9, Page 110, to which plat reference is hereby made for a more particular description of same.

Also conveyed herewith are those reserved easements along with the right of ingress and egress and building restriction as recorded and described in Deed Book 251, Page 163, Granville County Registry.

* Notice per NCGS §105-317.2: This property is not the primary residence of the Grantor.

The property herein above described was acquired by Grantor by instrument recorded in Deed Book 2005, Page 363, Granville County Registry.

A map showing the above-described property is recorded in Plat Book 3, Page 23, (Parcels 1, 2, 3) and Plat Book 9, Page 110, (Parcel 4), Granville County Registry.

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 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.

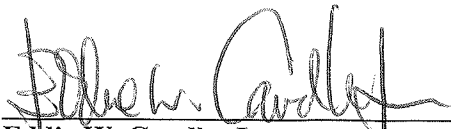
Title to the property hereinabove described is subject to the following exceptions:

- a. Existing restrictions, covenants, easements, rights of way for roadways and public utilities of record.
- b. Granville County Ad Valorem Taxes for 2024 et seq. years.
- c. Granville County Zoning.
- d. Building setbacks, rights of way and all other matters as appear on Plat Book 3, Page 23, (Parcels 1, 2, 3) and Plat Book 9, Page 110, (Parcel 4), Granville County Registry.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Parties hereto have executed this document as of the date first set forth above.


_____(SEAL)
Eddie W. Caudle, Jr.

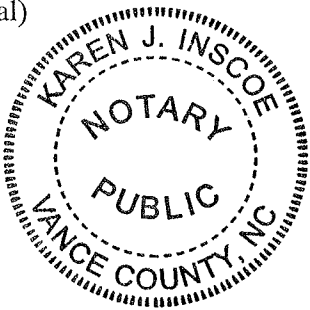
State of North Carolina

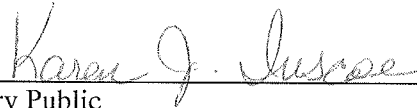
County of Vance

I, a Notary Public of said County and State aforesaid, certify that **Eddie W. Caudle, Jr.**, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 11th day of December 2024.

(Notary Seal)





Notary Public
Print Notary Name: Karen J. Inscoe
My commission Expires: 07/26/2029