

Type: CONSOLIDATED REAL PROPERTY
Recorded: 4/5/2021 2:43:10 PM
Fee Amt: \$556.00 Page 1 of 2
Revenue Tax: \$530.00
Granville County, NC
Kathy M. Taylor Reg of Deeds

BK 1832 PG 923 - 924

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 530.00

Parcel Identifier No. 1026253 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Murphy Law PLLC, 7101 Creedmoor Rd Suite 142, Raleigh, NC 27613

Brief description for the Index: LOT 40, PH III, Mitchell Acres

THIS DEED made this 19th day of March, 2021, by and between

GRANTOR

Daniel Edward Barham and spouse,
Sandra Lynn Barham
65 Town Center Street, Apt 104
Daleville, VA 24083

GRANTEE

Markus Wolff and spouse,
Brittany Ann Wolff
2036 Landmark Dr.
Franklinton, NC 27525

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. 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, parcel of land or condominium unit situated in the City of Franklinton, _____ Township, Granville County, North Carolina and more particularly described as follows:

Being all of Lot 40 of Mitchell Acres Subdivision, Phase III, as recorded in Plat Book 24, Page 80, Granville County Registry, to which reference is hereby made for a more particular description.

This instrument prepared by Margaret Willis Murphy, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the County tax collector upon disbursement of closing proceeds.

Submitted electronically by Murphy Law PLLC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Granville County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1750 page 646.
All or a portion of the property herein conveyed X includes or does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 24 page 80.

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, other than the following exceptions:

Restrictions, Easements and Rights of Ways of Record if any and 2021 ad valorem taxes.

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

(Entity Name) Daniel Edward Barham (SEAL)
Print/Type Name: Daniel Edward Barham

By: _____
Print/Type Name & Title: _____ Sandra Lynn Barham (SEAL)
Print/Type Name: Sandra Lynn Barham

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

State of North Carolina - County or City of WAKE
I, the undersigned Notary Public of the County or City of WAKE and State aforesaid, certify that
Daniel Edward Barham and spouse, Sandra Lynn Barham personally appeared before me this day and acknowledged the due
execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 15th day of
April, 2021.
My Commission Expires: April 10, 2021 My Commission Expires 4/10/21 Marie A. Myatt Notary Public
(Affix Seal) Marie A. Myatt Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that
_____ personally appeared before me this day and acknowledged the due
execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of
_____, 20____.
My Commission Expires: _____ Notary Public
(Affix Seal) _____ Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that
_____ personally came before me this day and acknowledged that
he is the _____ of _____, a North Carolina or
_____ corporation/limited liability company/general partnership/limited partnership (strike through the
inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its
behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.
My Commission Expires: _____ Notary Public
(Affix Seal) _____ Notary's Printed or Typed Name