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Recorded: 04/28/2017 at 03:25:43 PM
Fee Amt: \$558.00 Page 1 of 3
Revenue Tax: \$532.00
Granville County, NC
Kathy M. Taylor Reg of Deeds
BK **1640** PG **1-3**

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.

STATE OF NORTH CAROLINA
COUNTY OF GRANVILLE

GENERAL WARRANTY DEED

THIS DEED, made and entered into this the 28 day of April, 2017, by and between GATEKEEPER INVESTMENTS, LLC, a North Carolina Limited Liability Company, designated as Grantor herein, and LARRY ELLINGTON and wife, WANDA M. ELLINGTON, whose mailing address is 4501 Gresham Drive, Oxford, NC 27565, 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.

W I T N E S S E T H:

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 the Grantee, all of that certain tract or parcel of land, lying and being situate in Fishing Creek Township, Granville County, North Carolina, and more particularly described as follows:

{A0138199.DOC}

Hopper, Hicks & Wrenn, PLLC, 111 Gilliam St., Oxford NC 27565

Being all of Lot No. 22 and Lot D of Gresham Crossing Subdivision as shown on plat of record in Plat Book 36, page 134, Granville County Registry, to which reference is made for a more particular description.

This conveyance is made subject to Declaration of Covenants, Conditions and Restrictions & Architectural Guidelines of record in Book 1163, page 581, and to supplemental declarations of record in Book 1463, page 323 and Book 1511, page 892, Granville County Registry.

For further reference see deed of record in Book 1497, page 5, Granville County Registry.

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:

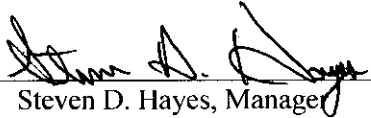
1. The lien of the local ad valorem property taxes for 2017 and subsequent years.
2. Such state of facts as disclosed on survey of the subject property of record in Plat Book 35, page 134, Granville County Registry.
3. All easements, covenants and restrictions of record.
4. Zoning and building laws or ordinances for Granville County, NC.

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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.

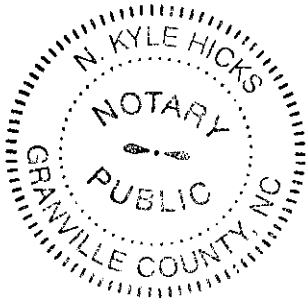
GATEKEEPER INVESTMENTS, LLC

By:  (SEAL)
Steven D. Hayes, Manager

STATE OF NORTH CAROLINA; COUNTY OF GRANVILLE

I, the undersigned Notary Public of the aforesaid State and County, certify that **Steven D. Hayes**, either () being personally known to me or (X) proven by satisfactory evidence (said evidence being NCOL), personally appeared before me this day and acknowledged that he is Manager of GATEKEEPER IINVESTMENTS ,LLC, and that he, as Manager, being authorized to do so, voluntarily executed the foregoing on behalf of the limited liability company for the purposes stated therein.

Witness my hand and notarial seal, this 28 day of April, 2017.




Notary Public
N. Kyle Hicks
Printed or Typed Name
My commission expires: 3-22-22

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