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 Recorded: 08/22/2007 at 10:42:49 AM
 Fee Amt: \$760.00 Page 1 of 3
 Excise Tax: \$740.00
 Granville County, NC
 Kathryn Crews Averett Reg of Deeds
 BK 1216 PG 245-247

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax

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

Mail/Box to: N. Kyle Hicks

This instrument was prepared by: J. Thomas Burnette, P.O. Box 428, Oxford, N.C. 27565

Brief description for the Index: Lot #3, Salem Farms Subdivision, Phase III

THIS DEED made this 22nd day of June, 20 07, by and between

GRANTOR
 Bobby D. Barnes and wife, Teresa B. Barnes

GRANTEE
 John F. Cannady, IV
 4076 Salem Farm Drive
 Oxford, N.C. 27565

Enter in appropriate block for each party: name, 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 or parcel of land situated in the City of Salem Township, Granville County,

North Carolina and more particularly described as follows:
 See Schedule "A" attached hereto and made a part hereof.

THIS INSTRUMENT PREPARED BY J. THOMAS BURNETTE, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY, TO BE PAID BY THE CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 791 page 81.

A map showing the above described property is recorded in Plat Book 24 page 62.

EDMUNDSON & BURNETTE, LLP ATTORNEYS-AT-LAW

106 MAIN STREET • POST OFFICE BOX 428 • OXFORD, NORTH CAROLINA 27565 • PHONE: 693-7087

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

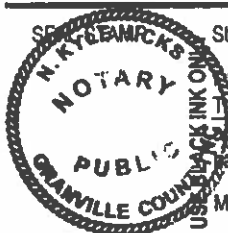
246

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.

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

By: _____ (Entity Name) _____ Bobby D. Barnes (SEAL)
 Title: _____
 By: _____ Teresa B. Barnes (SEAL)
 Title: _____
 By: _____
 Title: _____

USE BLACK INK ONLY



State of North Carolina - County of Granville

I, the undersigned Notary Public of the County and State aforesaid, certify that Bobby D. Barnes and wife, Teresa B. Barnes 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 22 day of June, 20 07.

My Commission Expires: 3-22-12

Notary Public N. Kye Barnes

SEAL-STAMP

State of North Carolina - County of _____

I, the undersigned Notary Public of the County 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 each 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 _____

USE BLACK INK ONLY

SEAL-STAMP

State of North Carolina - County of _____

I, the undersigned Notary Public of the County 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 _____

The foregoing Certificate(s) of _____ is/are certified to be correct.

This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on first page hereof.

Register of Deeds for _____ County

By: _____ **EDMUNDSON & BURNETTE, LLP ATTORNEYS-AT-LAW**

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SCHEDULE "A"

A certain lot or parcel of land situate on the west side of Salem Farm Drive in Salem Township, Granville County, North Carolina, being more particularly described as follows:

BEING all of Lot #3, containing 0.92 acre, of Salem Farms Subdivision, Phase III, as shown on plat and survey of Gentry's Surveying, P.A. entitled "Survey of: Salem Farm III - Owner: Sidney M. Cutts, Jr.", dated June 24, 1997, and of record in Plat Book 24, page 62, Granville County Registry.

For further reference, see Deed Book 154, page 98, Granville County Registry. (1021601)

The above described lot or parcel of land is subject to the Restrictive Covenants, Homeowners' Association, Private Road Maintenance Provisions and Reservation of Easements of Salem Farm Subdivision, Phase III, of record in Book 791, page 77, Granville County Registry, which said restrictions are hereby incorporated by reference as though fully set out herein.