

This certifies that there are no delinquent ad valorem real estate taxes, which the Granville County Tax Collector is charged with collecting on the following:

Parcel Number: 098100023081
 This is not certification that the Granville County Tax Office parcel number matches this deed description.

CH. Date: 3-24-26
 Granville County Tax Office

Doc ID: 004001580002 Type: CRP
 Recorded: 03/24/2026 at 04:40:08 PM
 Fee Amt: \$276.00 Page 1 of 2
 Revenue Tax: \$250.00
 Granville County, NC
 Kathy M. Taylor Reg of Deeds
 BK **2065** PG **189-190**

TRUSTEE'S DEED

NORTH CAROLINA

Prepared by: Hutchens Law Firm LLP

GRANVILLE COUNTY

Return To: Emily Freeman
 203 Red Bud Drive, Henderson, NC 27536

Firm Case No: 16485 - 76648

REVENUE: \$250.00

TAXID: 098100023081

Not the primary residence of the Grantor herein

THIS TRUSTEE'S DEED, made this 31st day of May, 2024, by Substitute Trustee Services, Inc., Substitute Trustee, of the County of Cumberland, and State of North Carolina, 201 S. McPherson Church Road, Suite 201, Fayetteville, NC 28303, party of the first part, to Emily Freeman, 203 Red Bud Drive, Henderson, NC 27536, party of the second part;

WITNESSETH:

THAT WHEREAS, on the 23rd day of March 1999, William Lynwood Crowder (deceased) and Gladys Crowder (deceased), executed and delivered to John R. Williamson, Trustee, a certain Deed of Trust, which is recorded in Book No. 0776, at Page 0306 in the Office of the Register of Deeds of Granville County, North Carolina the ("Deed of Trust") and,

WHEREAS, the undersigned, Substitute Trustee Services, Inc., the ("Substitute Trustee"), having been substituted as Trustee in the Deed of Trust by an instrument duly recorded in Document No. Bk 1966 Pg 452, in Book No. 1966, at Page 452, Granville County Registry; and,

WHEREAS, in Special Proceeding Number 24SP000003-380, under and by virtue of the authority conferred by the Deed of Trust, and in accordance with the terms and stipulations of the same, and after due advertisement as in the Deed of Trust prescribed and by law provided, the Substitute Trustee did on the 8th day of March 2024, at the Courthouse Door, in the City of Oxford, North Carolina, expose to public sale the lands hereinafter described. Pursuant to upset bid, Emily Freeman, became the last and highest bidder for the sum of One Hundred Twenty-Four Thousand Seven Hundred Thirty-Five And 73/100 (\$124,735.73); and,

WHEREAS, said sale was duly reported to the Office of the Clerk of Superior Court, Granville County, North Carolina and no increased bid has been filed within the time allowed therefore by law;

NOW, THEREFORE, in consideration of the premises and the sum of One Hundred Twenty-Four Thousand Seven Hundred Thirty-Five And 73/100 (\$124,735.73), paid to the said party of the first part by the said party of the second part, the receipt of which is hereby acknowledged and under and by virtue of the power and authority by said Deed of Trust conferred, the said Substitute Trustee, as aforesaid, does hereby bargain, sell and convey unto Emily Freeman, his/her/their heirs and assigns, all that certain parcel, lot or tract of land lying and being in the County of Granville, State of North Carolina, and being more particularly described as follows:

BEGIN at a new iron stake in the centerline of the Culberth Road said point being located S. 14 deg. 10' 52" W. 1194.13 feet from an existing pk nail over an 18" rcp adjacent to Mountain Springs Baptist Church property as described in Book 534, Page 364 Granville County Registry; from said beginning point run thence S. 81 deg. 30' 23" E. 148.61 feet to an iron pin; run thence S. 12 deg. 48' 25" W. 241.79 feet to an existing rebar; run thence S. 11 deg. 57' 38" W. 187.60 feet to a new iron pipe; run thence N. 82 deg. 56' 46" W. 160.93 feet to a new iron stake in the center line of the Culberth Road; run thence along the centerline of the Culberth Road N. 14 deg. 00' 52" E. 434.42 feet to a new iron stake, the point and place of the beginning. The same containing 1.52 acres as shown on plat of



survey for William Linwood Crowder prepared by Alan's Surveying Company, P.A. on November 26, 1998. Together with improvements located thereon; said property being located at 4540 Culberth Road Stem, North Carolina.

SUBJECT, HOWEVER, to all taxes, special assessments and prior liens or encumbrances of record against said property and any recorded releases.

TO HAVE AND TO HOLD said lands and premises and all privileges and appurtenances thereto belonging unto Emily Freeman, his/her/their heirs and assigns, forever, in as full and ample a manner as the said Substitute Trustee, as aforesaid, is authorized and empowered to convey the same.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name by its duly authorized officers, the day and year first above written.

SUBSTITUTE TRUSTEE SERVICES, INC.
SUBSTITUTE TRUSTEE

BY: C. L. Leader
C. L. Leader President

NORTH CAROLINA – CUMBERLAND COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:
C. L. Leader President.

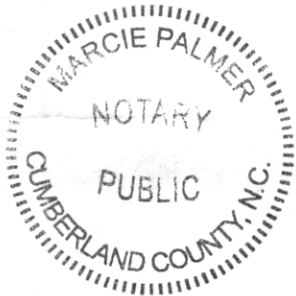
Date: MAY 31, 2024

Marcie Palmer
Official Notary Signature

MARCIE PALMER Notary Public
Notary Public printed typed name

My Commission Expires: 12/10/2028

Official Seal



This certifies that there are no delinquent ad valorem real estate taxes, which the Granville County Tax Collector is charged with collecting, that are a lien on:

Pin Number: _____
This is not a certification that this Granville County Tax Department Pin Number matches this Deed description.

Tax Collector, Deputy Tax Collector, Tax Clerk

Date: _____