



Doc ID: 003924910002 Type: CRP
Recorded: 04/21/2025 at 03:48:40 PM
Fee Amt: \$293.00 Page 1 of 2
Revenue Tax: \$267.00
Granville County, NC
Kathy M. Taylor Reg of Deeds

BK **2022** PG **108-109**

This instrument prepared by: Lori A. Dutra , 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
Granville County Tax Parcel ID Nos. 191208796225, 191208796351, 191208796387
\$267.00 excise tax
STATE OF NORTH CAROLINA
COUNTY OF GRANVILLE

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this the 21 day of April, 2025, by NICA GROUP, LLC, a North Carolina limited liability company, GRANTOR to DOUGLAS RICHARD KELSEY, GRANTEE whose address is 3059 Sam Moss Hayes Road
Oxford, NC 27565.

W I T N E S S E T H :

That the said Grantor, for and in consideration of Ten and No/100 Dollars (\$10.00) paid to it by the Grantee and other and good and valuable consideration, the receipt of which is hereby expressly acknowledged, does give, grant, bargain, sell and convey to the said Grantee, his heirs, successors and assigns, all that certain tract or parcel of land situate in the City of Oxford, Granville County, North Carolina, and particularly described as follows:

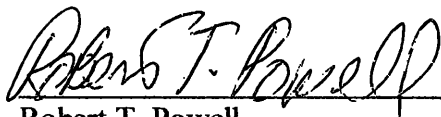
BEING all of Lots 1, 2, and 3 as shown on that certain Plat and survey titled "Seaman Street Subdivision", dated August 16, 2023, recorded at Plat Book 52, Page 145, Granville County Registry.

TO HAVE AND TO HOLD the aforesaid lots or parcels of land, and all privileges and appurtenances thereto belonging, to the said Grantee, his heirs and assigns, in fee simple forever.

And the said Grantor covenants with said Grantee, his heirs and assigns, that it is seized of said premises in fee and has the right to convey in fee simple; that the same are free and clear from all encumbrances and that it does hereby warrant and will forever defend the title to the same against the claims of all persons whomever.

IN TESTIMONY WHEREOF, the said Grantor, by authority duly given, has caused this instrument to be executed the day and year first above written.

NICA GROUP, LLC

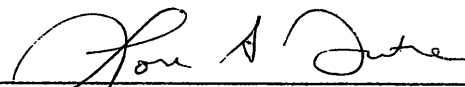
BY:  (SEAL)
Robert T. Powell

NORTH CAROLINA

GRANVILLE COUNTY

I, LORI A. DUTRA, a Notary Public for said County and State, do hereby certify that Robert T. Powell, Member/manager of NICA GROUP, LLC, a North Carolina limited liability company appeared before me this day, and that by authority duly given and as the act of said company, the foregoing instrument was signed in its name by him as Member/Manager.

Witness my hand and official seal, this 21 day of April, 2025.


Notary Public

My Commission expires 3-9-2027.

