

SHIRLEY L. FORD
REGISTER OF DEEDS
GRANVILLE COUNTY, N.C.

FILED	
DATE	March 7, 1996
TIME	3:30 P.M.
BOOK	686
PAGE	901

NO EXCISE STAMP TAX
NO TAXABLE CONSIDERATION

Excise Tax

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
 Verified by County on the day of, 19.....
 by

Mail after recording to

This instrument was prepared by R. Gene Edmundson, Atty at Law, Oxford, NC

Brief description for the Index 113 Denard Street, Oxford, N.C. 27565 Salem Twp.

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this day of, 19..96, by and between

GRANTOR

GRANTEE

Anna T. Winston (formerly
 Anne T. Hancock)

Anne T. Winston and
 husband, James Pratt Winston, II,
 Tenants by the entirety

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
 Granville County, North Carolina and more particularly described as follows:

See Schedule "A" hereto attached and made a part hereof.

This conveyance is to vest title in the grantees as tenants by the entirety.

This conveyance is made in accordance with NCGS §39-13.3 and all subsections thereunder.

Rel. to: Gene Edmundson, Atty at Law
 Per Edmundson 3/12/96

387 686 465 902

EXHIBIT "A"

DESCRIPTION OF ROBERT D. HANCOCK, JR. AND WIFE, ANNE T. HANCOCK,
113 Denard Street, Oxford, N.C. 27565

A certain lot or parcel of land situate on the west side of Denard Road in or near the City of Oxford, in Salem Township, Granville County, North Carolina, being more particularly described as follows:

BEGINNING at an existing iron pin situate in the eastern margin of the Denard Road right-of-way, which said iron pin is also situate S. 04° 02' 09" E. 599.87 feet to an existing iron pin and S. 20° 41' 17" W. 301.02 feet to a nail set in the centerline intersection of Denard Road and U.S. Highway #158; running thence along a line crossing Denard Road and along the northern property line of G. Tingley Moore S. 86° 39' 23" W. to a point in the centerline of Coon Creek, which said point is marked by an existing iron pin set on the east bank of Coon Creek and 389.09 feet from the beginning iron pin; thence along the centerline of Coon Creek by traverse lines as follows: from said existing iron pin situate on the east bank of Coon Creek N. 23° 48' 14" E. 158.89 feet to an existing iron pin set on the east bank of said creek and N. 02° 10' 29" E. 130.87 feet to an existing iron pin set on the east bank of Coon Creek and also in the southern property line of Tract 3 of the Hancock Property (Map Book 3, page 96); thence along the southern property line of Tract 3 of the Hancock Property, crossing said existing iron pin situate on the east bank of Coon Creek, S. 79° 50' 52" E. to an existing iron pin (the distance from iron pin to iron pin being 310.17 feet), which latter iron pin is also situate in the northeast terminus of Denard Road; thence along the eastern margin of the Denard Road right-of-way S. 04° 02' 09" E. 199.28 feet to an existing iron pin, the point and place of beginning, containing 1.813 acres, as computed by coordinate method to traverse lines, according to plat and survey of Precision Survey, Inc., entitled "Survey for Robert D. Hancock, Jr.", dated October 1, 1986, attached hereto as "Schedule A". No Schedule A attached.

There is expressly excepted from the above described lot or parcel of land all land contained in the Denard Road right-of-way as shown on the plat of said Precision Surveys, Inc.

For further reference see Deed Book 170, page 119 and Deed Book 261, Page 495, Granville County Registry.

For further reference see also Deed Book 686, Page 16, Granville County Registry.

(6D-HANCOCK)

The property hereinabove described was acquired by Grantor by instrument recorded in

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

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the 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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name)

By:

President

ATTEST:

Secretary (Corporate Seal)

Granville

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that Anne T. Winston (formerly Anne T. Hancock) Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 7 day of March 1996

My commission expires: 8-29-1997 Anne O. Rice Notary Public

SEAL-STAMP

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he is Secretary of a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by as its Secretary. Witness my hand and official stamp or seal, this day of 19.....

My commission expires: Notary Public

STATE OF NORTH CAROLINA, GRANVILLE COUNTY

The foregoing certificate of James O. Rice, a Notary Public of Granville County, N.C., is Book 686, Page 901 is (was) certified to be correct.

This instrument was presented for registration this day and hour and duly recorded in the office of the Register of Deeds of Granville County, N. C., in Book 686, Page 901.

This 7th day of March, A.D., 1996 at 3:30 o'clock P.M.
Recorded and verified: Shelby E. Ford By Barry C. Gorch
Register of Deeds Ass/Deputy Register of Deeds

\$12.00 Rec. Fees \$ no Stamps