

Type: CONSOLIDATED REAL PROPERTY
Recorded: 1/15/2021 3:20:32 PM
Fee Amt: \$436.00 Page 1 of 2
Revenue Tax: \$410.00
Granville County, NC
Kathy M. Taylor Reg of Deeds

BK 1817 PG 851 - 852

Revenue: \$410.00

Map Number:

Prepared By: Nathan M. Garren, a licensed North Carolina attorney without title examination.
Delinquent taxes, if any to be paid by the closing attorney to the tax collector upon disbursement of closing proceeds.

Mail To: Grantee

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

COUNTY OF GRANVILLE

THIS DEED, made this 15th day of January, 2021, by and between **Andrew Charles Vickery and Emily Roberts Vickery** (hereinafter "Grantors") and **Ashley Renea Ladd, unmarried** (hereinafter "Grantee") with a mailing address of 4051 Old Franklinton Road, Franklinton, NC 27525.

WITNESSETH:

THAT Grantors in consideration of Ten Dollars (\$10.00) and other valuable consideration to them paid by Grantee, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey, unto Grantee, her heirs, successors and assigns, all of their interest in that certain tract or parcel of land situate in Granville County, North Carolina and as described on Exhibit A.

TO HAVE AND TO HOLD the said land, together with all privileges and appurtenances as thereunto belonging unto the said Grantee in fee simple.

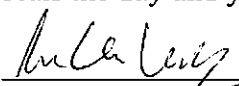
Submitted electronically by Nathan M Garren, Attorney at Law in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Granville County Register of Deeds.

And the Grantors covenant with the Grantee, that the Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors 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:

- 1. Ad Valorem taxes for the year 2021 and thereafter.
- 2. Restrictive covenants and easements of record.

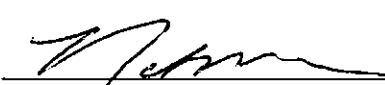
IN WITNESS WHEREOF, the Grantors have hereunto set their hands and affixed their seals the day and year first above written.

 (SEAL)
Andrew Charles Vickery

 (SEAL)
Emily Roberts Vickery

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I, a Notary Public of the County and State aforesaid, certify **Andrew Charles Vickery and Emily Roberts Vickery** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 5th day of January, 2021.


(Notary Public)

NATHAN M. GARREN
Notary Public
North Carolina
Durham County

My Commission Expires: 10/08/2022