

BK 2030 PG 337 - 341

Prepared by and return to: Daniel H. Washburn, a North Carolina Licensed Attorney; Hicks, Preddy, Washburn & Brummitt, PC, P.O. Box 247, Oxford, NC 27565

Delinquent taxes, if any, to be paid by the Closing Attorney to the Granville County Tax Collector upon disbursement of closing proceeds.

All or a portion of the property herein conveyed  X  includes or      does not include the primary residence of the Grantor.

Tax Parcel No. 099104611114

Stamps: \$600.00

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

COUNTY OF GRANVILLE

THIS DEED, made and entered into this the 30<sup>th</sup> day of June, 2025, by and between **Mary Margaret Halter and spouse, Karl Halter by and through his Attorney-in-fact, Mary Margaret Halter**, designated as Grantor herein, and **Tracie Robert Humphries, free trader**, whose address is 4508 Alice Drive, Oxford, NC 27565, designated as Grantee herein. 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 said Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby expressly acknowledged, does hereby give, grant, bargain, sell and convey unto the Grantee, that certain tract or parcel of land, lying and being situate in Tally Ho Township, Granville County, North Carolina and more particularly described as follows:

submitted electronically by "Hicks, Preddy, Washburn & Brummitt, PC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Granville County Register of Deeds.

**SEE ATTACHED EXHIBIT “A”**

TO HAVE AND TO HOLD, said tract or parcel of land, with all of the privileges and appurtenances, thereunto belonging, unto the said Grantee, in fee simple.

And the said Grantor hereby covenants and agrees to and with the said Grantee, that Grantor is seized of said land and has the right to convey the same in fee simple; that said land is free and clear from any and all encumbrances and that Grantor will warrant and forever defend the title to the same 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. The lien of the local ad valorem property taxes for 2025 and subsequent years.
2. Easements and restrictions of record in Restrictive Covenants recorded in Book 1292, Page 136, Granville County Registry
3. All ordinary and customary utility and highway easements and rights-of-way of record.
4. Applicable zoning and building laws or ordinances.

IN TESTIMONY WHEREOF, the said Grantor has hereunto set their hands and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer, the day and year first above written.

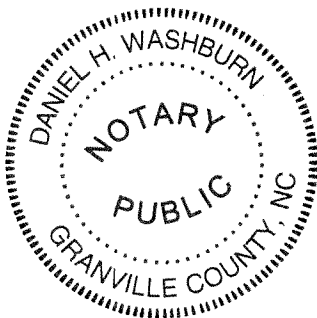
[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURES TO FOLLOW]

Mary Margaret Halter (SEAL)  
Mary Margaret Halter

STATE OF North Carolina; COUNTY OF Granville

I, the undersigned Notary Public in and for the above County and State, do hereby certify that **Mary Margaret Halter**, either ( ) personally known to me or ( ☒ ) proven by satisfactory evidence (said evidence being PL), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by her for the purposes stated therein. Witness my hand and notarial seal, this 30 day of June, 2025.

(Notary Seal)



DH  
Notary Public  
Daniel H. Washburn  
Printed or Typed Name  
My commission expires: 10/19/28

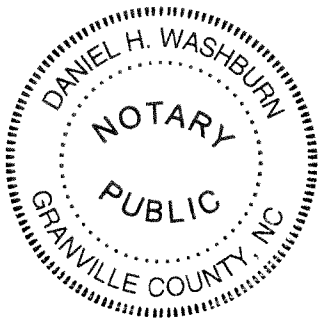
*Karl Halter by POA Mary Margaret Halter* (SEAL)  
Karl Halter, by and through his Attorney-in-fact Mary Margaret Halter

STATE OF North Carolina; COUNTY OF Granville

I, the undersigned Notary Public of the County and State aforesaid, do hereby certify that **Mary Margaret Halter**, either ( ) personally known to me or ( x ) proven by satisfactory evidence (said evidence being DL ), personally appeared before me this day, and being by me duly sworn, says that she voluntarily executed the foregoing and annexed instrument for and in behalf of Karl Halter and that her authority to execute and acknowledge said instrument is contained in that certain Power of Attorney duly acknowledged and recorded in the Office of the Register of Deeds of Granville County on the 27<sup>th</sup> day of June, 2025, in Book 2029, Page 912, and that this instrument was executed under and by virtue of the authority given by said instrument granting Christopher L. Enslen power of attorney; and that Mary Margaret Halter, Attorney-in-Fact, acknowledged the voluntary due execution of the foregoing and hereto annexed instrument for the purposes therein expressed for and on behalf of the said Karl Halter.

Witness my hand and notarial seal this the 30 day of June, 2025.

(OFFICIAL SEAL)



*DH*

Notary Public

*Daniel H. Washburn*

Printed or Typed Name

My Commission Expires: 10/19/28

**EXHIBIT “A”**

That certain tract or parcel of land located in Tally Ho Township, Granville County and described as Being all of Lot 18, Woodlief Meadows, as shown on that plat recorded in Plat Book 37, Page 71, Granville County Registry.

For further reference, see Deed Book 1863, Page 541, Granville County Registry.