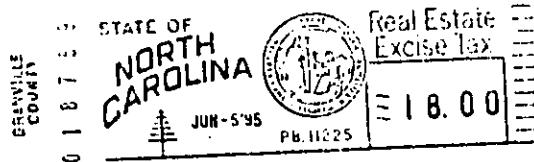


Initial
6/26/2026 | 11:16 CST

BOOK 670 PAGE 159



SHIRLEY E. FORD
REGISTER OF DEEDS
GRANVILLE COUNTY, NC
FILED: June 5, 1995
DATE: 1:26 P.M.
TIME: 670
BOOK: 159
PAGE:

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 N. Kyle Hicks, Attorney at Law

This instrument was prepared by N. Kyle Hicks, Attorney at Law, P. O. Box 247, Oxford, NC 27565

Brief description for the Index Lot 3, Plat Bk. 13, Page 38
Granville County Registry

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 25th day of May, 1995, by and between

GRANTOR	GRANTEE
REBECCA ANN DIXON, Unmarried	EDWARD JAMES ZANGERLE 4542C UZZLE ROAD ROUEMONT, NC 27572

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

BEING all of that 25.04 acre lot described as Lot 3 of the Falcon Group Property as shown on plat of record in Plat Book 13, Page 98, in the office of the Register of Deeds of Granville County, North Carolina.

See To: Joanne Tippitt for Kyle Hicks, atty 6/12/95

BOOK 670 PAGE 160

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:

Subject to all restrictions and easements of record, and Deed of Trust of record in Book _____, Page _____, Granville County Registry.

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)

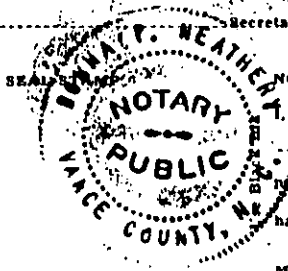
USE BLACK INK ONLY

Rebecca Ann Dixon (SEAL)
Rebecca Ann Dixon, unmarried

(SEAL)

(SEAL)

(SEAL)



SEAL STAMP
NORTH CAROLINA, Granville County.
I, a Notary Public of the County and State aforesaid, certify that Rebecca Ann Dixon, unmarried
Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 30th day of May, 1995
My commission expires: 11-23-96 *Dorinda D. Neathery* Notary Public

SEAL-STAMP

Use Black Ink
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 Dorinda P. Neathery, a Notary Public
of Vance County, NC. is (are) 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 670, Page 159.

This 5th day of June, A. D., 1995 at 1:26 o'clock P. M.
Recorded and verified: Shirley E. Ford By Barkley C. Black
Register of Deeds Asst/Deputy Register of Deeds

\$ 10.00 Rec. Fees \$ 18.00 Stamps

27658