

Book . Page
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Prepared By: Hugh M. Currin, Jr., Attorney at Law, Oxford, NC 27565
Mail To: Mark A. Ellington, 521 N. Country Club Drive, Oxford, NC 27565

NORTH CAROLINA :
GRANVILLE COUNTY :

THIS DEED, made this the 18th day of December, 1997, by and between Elizabeth A. Clay (Bradley), Harold P. Nunn and G. R. Ladd, Partners of Oxford Estates Associates, A North Carolina General Partnership, parties of the first part, to Mark A. Ellington, 521 N. Country Club Drive, Oxford, N. C. 27565, party of the second part;

W I T N E S S E T H :

That the said parties of the first part, for and in consideration of the payment to them by the said party of the second part of the sum of Ten Dollars (\$10.00) and other good, valuable and sufficient consideration to them in hand paid, the receipt of which is hereby expressly acknowledged, have bargained and sold, and by these presents they do hereby give, grant, bargain, sell and convey unto the said Mark A. Ellington, the party of the second part, his heirs and assigns, that certain tract or parcel of land situate in Oxford Township, Granville County, North Carolina, which is more particularly described as follows:

All those certain lots or parcels of land designated as Lots No. 14, 16, 17, 18, 19, 20, 21 and 22 of Oxford Estates, Section One, as shown on plat of record in Plat Book 11, Page 3, Granville County Registry.

There is also conveyed herewith that certain lot or parcel of land designated as "Coventry Circle" on the hereinabove referred to plat (Plat Book 11, Page 3), which said lot is bounded on the west by Dove Road, on the north by Lot No. 19 of the above referred to plat, on the east by property designated on said plat as "Future Development" and on the south by Lot No. 20 of said plat.

There is further conveyed herewith that certain lot or parcel of land designated as "Future Development" on said plat (Plat Book 11, Page 3), which said lot is bounded by C. L. Rucker Recreation Association, Inc. on the west, Lots No. 10 and No. 11 as shown on said plat on the south and Lots No. 14 and No. 13 on the east, which said lot is more particularly described as follows:

GRANVILLE COUNTY NC 12/19/97 \$46.00
Real Estate
Excise Tax
STATE OF NORTH CAROLINA

CURRIN & CURRIN
ATTORNEYS AT LAW
P. O. BOX 147
OXFORD, N.C. 27565

↑
mailed 12-22-97

Book Page
0733 0692

BEGINNING at a point in the eastern property line of C. L. Rucker Recreation Association, Inc., which said point is in the northwest corner of said Lot No. 10, thence along the eastern property line of C. L. Rucker Recreation Association, Inc., N. 01° 32' 03" E. 162.99 feet to a point in the northwest corner of said lot designated as aforesaid as "Future Development"; thence along the northern property line of the herein described lot (which is designated on said plat as aforesaid as "Future Development") N. 72° 51' 34" E. 116.20 feet to a point in the northwest corner of Lot No. 14 as shown on said plat; thence along the western boundary of Lot No. 14 and then along the western boundary of No. 13 of said plat, S. 17° 08' 26" E. 154.41 feet to a point in the northeast corner of Lot No. 11 of said plat; thence along the northern property line of Lot No. 11 of said plat and then along the northern property line of Lot No. 10 of said plat, S. 72° 51' 34" W. 168.39 feet to the point and place of the beginning.

The above said lots are subject to any and all rights-of-way and easements of record. Lot Number 19, as above said, is subject to a sewer easement as shown on said plat.

The above said lots are subject to Restrictive Covenants of record in Book 267, Page 512, Granville County Registry.

For further reference see Deed Book 266, Page 378, and Deed Book 562, Page 432, Granville County Registry.

The Grantors hereby set forth that they are all of the partners of Oxford Estates Associates, a North Carolina General Partnership.

TO HAVE AND TO HOLD the above-described tract or parcel of land with all of the privileges and appurtenances thereunto belonging to the said Mark A. Ellington, party of the second part, his heirs and assigns, in fee simple forever.

And the said parties of the first part hereby covenant and agree to and with the said party of the second part and his heirs and assigns, that they are seized of said tract or parcel of land and have full right to convey the same in fee simple; that the said land is free and clear from any and all encumbrances and that they will forever warrant and defend the title to the same against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said parties of the first part have hereunto set their hands and seals, this the day and year first above written.

Oxford Estates Associates,
A North Carolina General Partnership

BY: Elizabeth A. Clay Bradley (SEAL)
Elizabeth A. Clay Bradley
Partner

BY: Harold P. Nunn (SEAL)
Harold P. Nunn
Partner

BY: G. R. Ladd (SEAL)
G. R. Ladd
Partner

NORTH CAROLINA :
Johnston COUNTY :

I, a Notary Public of said County and State, do hereby certify that on this day personally appeared before me Elizabeth A. Clay (Bradley), Partner of Oxford Estates Associates, A North Carolina General Partnership, and acknowledged the due execution of the same by her for the purposes therein set forth.

Witness my hand and notarial seal, this the 18th day of December, 1997.

Harry W. Santoli
Notary Public

My commission expires: 10/7/2002



Book Page
0733 0694

NORTH CAROLINA :

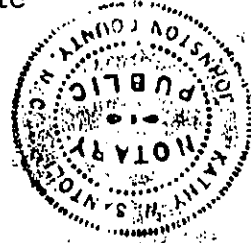
Johnston COUNTY :

I, a Notary Public of said County and State, do hereby certify that on this day personally appeared before me Harold P. Nunn, Partner of Oxford Estates Associates, a North Carolina General Partnership, and acknowledged the due execution of the same by him for the purposes therein set forth.

Witness my hand and notarial seal, this the 18th day of December, 1997.

Kathy W. Santoli
Notary Public

My commission expires: 10/7/2000



NORTH CAROLINA :

Johnston COUNTY :

I, a Notary Public of said County and State, do hereby certify that on this day personally appeared before me G. R. Ladd, Partner of Oxford Estates Associates, a North Carolina General Partnership, and acknowledged the due execution of the same by him for the purposes therein set forth.

Witness my hand and notarial seal, this the 18th day of December, 1997.

Kathy W. Santoli
Notary Public

My commission expires: 10/7/2000



STATE OF NORTH CAROLINA, GRANVILLE COUNTY
The foregoing certificate of Kathy W. Santoli
Santoli a Notary Public
of Johnston County, NC.
is certified to be correct. This instrument was presented for
registration and filed in this office in Book 133-691
This 19th day of December 1997 at 7:25 o'clock P.M.
Register of Deeds Kathryn Chavis
By Becky C. Shock Assistant Deputy

\$14.00
\$260.00
stamps