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Recorded: 11/07/2013 at 04:32:49 PM
Fee Amt: \$293.00 Page 1 of 2
Revenue Tax: \$267.00
Granville County, NC
Kathy M. Adcock Reg of Deeds
BK **1492** PG **517-518**

Revenue: \$267.00

Prepared By: Nathan M. Garren, a licensed North Carolina attorney. 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 7th day of November, 2013, by and between **Mallard Homes, Inc., a North Carolina corporation** with a mailing address of 908-A North Durham Avenue, Creedmoor, NC 27522 (hereinafter "Grantor") and **Melissa Ruth Parrish, a single person** (hereinafter "Grantee") with a mailing address of 103 Dundee Place, Stem, NC 27581.

WITNESSETH:

THAT Grantor in consideration of Ten Dollars (\$10.00) and other valuable consideration to it paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey, unto Grantee, her heirs, successors and assigns, **that certain tract or parcel of land situate in Granville County, North Carolina and described as Being all of Lot 52, The Reserve At Prestwick Subdivision, as shown on that plat recorded in Plat Book 36, Page 107, Granville County Registry.**

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

The property being conveyed is not the principal residence of the Grantor.

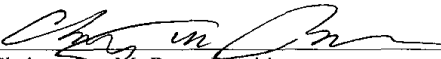
And the Grantor covenants with the Grantee, that the Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

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

1. Ad Valorem taxes for the year 2013 and thereafter.
2. Restrictive covenants and easements of record.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name by its duly authorized officer the day and year first above written.

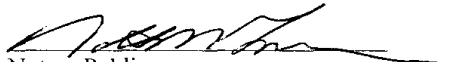
Mallard Homes, Inc.

By:  (SEAL)
Christopher M. Bass, President

STATE OF NORTH CAROLINA
COUNTY OF GRANVILLE

I, Nathan M. Garren, a Notary Public, for the County of Granville, State of North Carolina do hereby certify that Christopher M. Bass, President of Mallard Homes, Inc., a North Carolina corporation, personally appeared before me this day and, for and on behalf of said corporation, acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this 7th day of November, 2013.


Notary Public

My Commission Expires: October 8, 2017

