

BOOK 240 PAGE 416

STATE OF NORTH CAROLINA, COUNTY OF GRANVILLE - WARRANTY DEED OF CONVEYANCE

THIS DEED, made this 14 day of December 1982, by OLIVER M. BURCH IV and his wife, BETTY B. BURCH, sellers, to Dale Kelly and wife, Marlene Kelly of Route 1, Box 271, Lot 39, Durham, NC 27705

WITNESSETH: That the sellers, in consideration of the sum of \$ 95.00 paid by the purchasers and a promissory note of purchasers of even date herewith to Oliver M. Burch IV in the amount of \$ 10,500.00 which is secured by a purchase money deed of trust executed by purchaser to Sidney L. Hurdle, Trustee for Oliver M. Burch IV, beneficiary, the receipt of all considerations are hereby acknowledged. The sellers do hereby give, grant, bargain, sell and convey to said purchasers, their heirs and assigns that certain tract or parcel of land in Tally Ho Township, Granville County, North Carolina and thus particularly described as follows:

Lot No. C of North Durham Farms containing 6.05 acres. A plat of the said North Durham Farms is of record in the Office of the Register of Deeds for Granville County, North Carolina in Plat Book 6, Page 79 to which reference is hereby made for a more perfect and complete description of said land.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, and all privileges and appurtenances thereto belonging to the said purchaser of the second part, their heirs and assigns in fee simple forever. And the said sellers of the first part covenant with said purchasers of the second part, their heirs and assigns, that they are seized of said premises in fee and have the right to convey in fee simple, that the same are free and clear from all encumbrances and that they do hereby warrant and will forever defend the title to the same against the claims of all persons whomsoever.

Ad valorem taxes are to be prorated. Conveyance is subject to the laws, rules and regulations of the State of North Carolina and Granville County. It is a covenant running with the land that no inoperative or junk motor vehicles or equipment of any kind may be located on said property. Said real estate is restricted to use for a single family residence and agricultural use except that an additional family residence may be permitted by the undersigned. It is expressly provided that no hogs may be raised for commercial use on said property. In the event a mobile home is placed on said property, the same shall be fully underskirted. No incomplete or junk type structures shall be permitted. No tobacco allotment is transferred or allocated with said land.

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



Oliver M. Burch IV (SEAL)
OLIVER M. BURCH IV
Betty B. Burch (SEAL)
BETTY B. BURCH

STATE OF MISSISSIPPI, MARSHALL COUNTY

I, Lynda M. Davis, a Notary Public in and for the State and County aforesaid, do hereby certify that Oliver M. Burch IV and wife, Betty B. Burch, personally appeared before me this day and acknowledged the due execution by them of the foregoing Warranty Deed of Conveyance.

Witness my hand and Notarial Seal, this the 14th day of December, 1982.

My commission expires: 8/15/84
(S.E.A.L.)

Lynda M. Davis
Notary Public

STATE OF NORTH CAROLINA, GRANVILLE COUNTY

The foregoing certificate of Lynda M. Davis, a Notary Public of Marshall County, MS is hereby 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 240, at page 416. This the 14th day of January, 1983, at 9:00 o'clock, A M.

Recorded and verified: By John O. Mann Register of Deeds
10:30 Asst. Register of Deeds

When recorded, mail to: OLIVER M. BURCH IV, HURDLE & BURCH BLDG., HOLLY SPRINGS, MS 38635
Prepared by: Sidney L. Hurdle, Attorney, Holly Springs, Ms. 38635

mailed 1-10-82