



Doc ID: 003116680002 Type: CRP
 Recorded: 02/02/2017 at 03:14:28 PM
 Fee Amt: \$26.00 Page 1 of 2
 Revenue Tax: \$0.00
 Granville County, NC
 Kathy M. Taylor Reg of Deeds

BK **1629** PG **447-448**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax No Taxable consideration Recording Time, Book and Page _____
 Tax Lot No. _____ Parcel Identifier No. 088904620967
 Verified by _____ County on the _____ day of _____
 by Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds
 Mail after recording to Grantees: _____

This instrument was prepared by J. Thomas Burnette, Attorney at Law (WITHOUT CERTIFICATION OF TITLE)

Brief description for the Index Lot 22 Deerfield Estates; PB 9-119

THIS DEED made this 2nd day of February, 2017, by and between

GRANTOR
 Rodrick E. Platt

GRANTEE
 Rodrick E. Platt and wife, Laura E. Platt as tenants by the entirety
 3555 Deerfield Road
 Oxford, NC 27565

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 Lot 22, Deerfield Estates as shown on map recorded in Map Book 9, Page 119, Granville County Registry to which plat reference is hereby made for a more particular description.

All or a portion of the property herein conveyed includes the primary residence of the Grantor.

EDMUNDSON & BURNETTE, LLP ATTORNEYS-AT-LAW

106 MAIN STREET • POST OFFICE BOX 428 • OXFORD, NORTH CAROLINA 27565 • PHONE: 919-693-7087

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1149, Page 250

A map showing the above described property is recorded in Plat Book 9 page 119

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:

Any and all easements and rights-of-way of record and any and all unpaid taxes that are due and payable.

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.

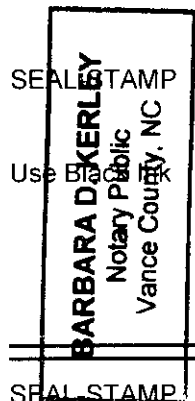
USE BLACK INK ONLY

By: _____ (Corporate Name) Rodrick E. Platt (SEAL)
Rodrick E. Platt

President _____ (SEAL)

ATTEST: _____ (SEAL)

Secretary (Corporate Seal) _____ (SEAL)



NORTH CAROLINA, Granville County.
I, a Notary Public of the County and State aforesaid, certify that Rodrick E. Platt Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing
instrument. Witness my hand and official stamp or seal, this 2nd day of February
2017

My commission expires: 12/12/19 Barbara D. Kerley 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
_____ President, sealed with its corporate seal and attested by
as its _____ Secretary.
Witness my hand and official stamp or seal, this _____ day of _____,
My commission expires: _____ Notary Public