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Recorded: 01/06/2015 at 03:24:07 PM
Fee Amt: \$526.00 Page 1 of 4
Revenue Tax: \$500.00
Granville County, NC
Kathy M. Adcock Reg of Deeds
BK 1535 PG 827-830

This instrument prepared by and return to: N. Kyle Hicks, a North Carolina Licensed Attorney, P. O. Box 247, Oxford NC 27565

Delinquent taxes, if any, to be paid by the Closing Attorney to the Granville County Tax Collector upon disbursement of closing proceeds.

All or a portion of the property herein conveyed ____ includes or x does not include the primary residence of a Grantor.

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

COUNTY OF GRANVILLE

THIS DEED, made and entered into this 30th day of December, 2014, by and between WALTER WILLIAMS and wife, MARIE WILLIAMS, designated as Grantor herein, and CHARLES M. SATTERFIELD, whose mailing address is 3675 Genesis Lane, Wake Forest, NC 27587, designated as Grantee herein. 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 said Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby expressly acknowledged, does hereby give, grant, bargain, sell and convey unto the Grantee, that certain tract or parcel of land, lying and being situate in Walnut Grove Township, Granville County, North Carolina, and being more particularly described as follows:

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Being all of Tract 1 containing 89.44 acres, as shown on that plat dated December 15, 2009, and recorded December 17, 2009 in Plat Book 38, page 132, of the Granville County Registry, North Carolina.

For further reference see deed of record in Book 1337, page 240, Granville County Registry.

LESS AND EXCEPTING therefrom that 0.41 acre parcel conveyed to Barry Ray Glenn, Jr. by deed recorded in Book 1511, page 285, Granville County Registry, and that 11.00 acre parcel conveyed to Douglas Moore and wife, Brenda Moore, by deed recorded in Book 1387, page 840, Granville County Registry.

TO HAVE AND TO HOLD, said tract or parcel of land, with all of the privileges and appurtenances, thereunto belonging, unto the said Grantee, in fee simple.

And the said Grantor hereby covenants and agrees to and with the said Grantee, that Grantor is seized of said land and has the right to convey the same in fee simple; that said land is free and clear from any and all encumbrances and that Grantor will warrant and forever defend the title to the same against the lawful claims of all persons whomsoever, except for the exceptions hereinafter stated.

It is expressly agreed that title to the property is taken subject to the following restrictions which shall run with the land:

1. The property shall be known, used and described as a residential tract only, for which subdivision thereof is allowed, and no part of said tract shall be used for any type business or store.
2. No trade or business and no noxious or offensive activities shall be carried on upon said tract, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No livestock or poultry may be kept on this property with the exception of horses.
3. No trailer, basement, tent, shack, garage, or other outbuildings erected on this residential tract shall be, at any time, used as a residence temporarily or permanently, nor shall any residence be moved onto this residential tract.
4. No single-family residence having less than 1,400 square feet of heated floor space, when measured from the outside wall, exclusive of garage, carport, basement, or other auxiliary structure, shall be erected on the tract.

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5. The tract shall not be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers.
6. Grass and weeds are to be kept down on all vacant areas to prevent an unsightly and unsanitary condition. This is an obligation of the owner and is to be done at his expense.
7. Any home constructed on this tract shall be site built and principally of brick, stone, stucco, wood or vinyl siding. No manufactured housing, be it single or double-wide houses or on-frame modular homes, shall be constructed or brought upon the property. Off-frame modular homes are premissible, provided it meets the criteria set forth in paragraph four.
8. All drives and walks will be surfaced with either stone, asphalt, concrete, flagstone, brick or similar all-weather material.
9. No automobiles or trucks, without valid up-to-date license plates, shall be permitted upon said premises unless said automobiles or trucks are kept in an enclosed storage area to the rear of any dwelling; it being the intent of this covenant to prevent unused or abandoned vehicles upon the building tract and to prevent the unsightliness of same.
10. Any tanks used for the storage of fuel or other materials located on the tract shall be placed either underground or shall be screened from public view by decorative fencing or appropriate landscaping.

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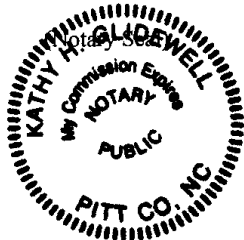
IN TESTIMONY WHEREOF, the said Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer, the day and year first above written.

Walter Williams (SEAL)
WALTER WILLIAMS

Marie Williams (SEAL)
MARIE WILLIAMS

STATE OF NORTH CAROLINA; COUNTY OF Pitt

I, the undersigned Notary Public in and for the above County and State, do hereby certify that **Walter Williams and wife, Marie Williams**, either (☒) personally known to me or (☐) proven by satisfactory evidence (said evidence being _____), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by him/her/them for the purposes stated therein. Witness my hand and notarial seal, this 30 day of December, 2014.



Kathy H. Glidewell
Notary Public
Kathy H. Glidewell
Printed or Typed Name

My commission expires: March 8, 2015

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