

Type: CONSOLIDATED REAL PROPERTY
Recorded: 7/10/2018 9:26:39 AM
Fee Amt: \$26.00 Page 1 of 11
Revenue Tax: \$0.00
Granville County, NC
Kathy M. Taylor Reg of Deeds

BK 1693 PG 30 - 40

This instrument prepared by: James S. Warren, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.
HOLD FOR: Warren, Shackleford & Thomas, P.L.L.C.

PREPARED BY: Warren, Shackleford & Thomas, P.L.L.C.,
P.O. Box 1187, Wake Forest, NC 27588

TAX IDENTIFICATION #: _____

REVENUE STAMP \$ 0.00

NORTH CAROLINA GENERAL WARRANTY DEED

This deed made this 22nd day of June, 2018 by and between:

GRANTOR: **JAMES D. GOLDSTON, JR.**

GRANTEE: **THE JAMES D. GOLDSTON, JR. NO.3, LLC**
13100 Old Creedmoor Rd. Raleigh, NC 27613

Grantor, for valuable consideration paid by Grantee, receipt of which is hereby acknowledged, does grant, convey and transfer unto Grantee in fee simple the property described as follows:

TOWNSHIP OF _____, COUNTY OF Granville

SEE ATTACHED EXHIBIT "A"

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

TO HAVE AND TO HOLD the above described property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

Grantor covenants with 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 to the property against the lawful claims of all others except for the exceptions set out below.

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

- 1. Subject to easement(s) and restriction(s) of record.

IN WITNESS WHEREOF, Grantor has set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by a duly authorized officer.

James D. Goldston, Jr. (SEAL)
James D. Goldston, Jr.

STATE OF NORTH CAROLINA, COUNTY OF WAKE
I, Israel Allan Khan, a Notary Public for the County of WAKE
and State of North Carolina, certify that James D. Goldston, Jr. personally appeared before me this day and
acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 29th day of June, 2018.

My Commission Expires



Israel Allan Khan
Notary Public

EXHIBIT "A" - Page 9

TRACT 24:

✓ A certain tract or parcel of land situate on the north side of S.R. #1317, Satterwhite Road, in Walnut Grove Township, Granville County, North Carolina, and designated as Tract 1A containing 5.3850 acres, according to plat and survey of Ben L. Bryan, P.A. dated September 26, 1991, entitled "Family Division for David Y. Thorp, Wesley Y. Thorp, Anne T. Hancock and Fred P. Thorp", of record in Plat Book 13, page 68, Granville County Registry.

For further reference, see Deed Book 42, page 590, Book 44, page 472, Book 107, page 510, Book 122, page 137, and Book 125, page 172, Granville County Registry.

For further reference, see Book 602, Page 125, Granville County Registry. (117113 - No Title Certification)

Tax ID #09800311394 Deed reference Book 1276, Page 35

TRACT 25:

BEGINNING at an iron spike in the center of N.C. State Road #1139, which iron spike is in the southeast corner of Lot #2 of the hereinafter referred to map and is S. 72 degrees 0' E. 420 feet from another iron spike which is in the property line of E.F. Burnette, thence along the eastern boundary of said Lot #2, N. 19 degrees 13' E., crossing an iron pin in the northern margin of the right-of-way of said Road, 210 feet to an iron pin in the property line of E.F. Burnette; thence along the property line of E.F. Burnette S. 72 degrees 0' E. 210 feet to an iron pin, a new corner; thence a new line, S. 19 degrees 13' W., crossing another iron pin in the northern margin of the right-of-way of said Road, 210 feet to an iron spike in the center of said N.C. State road #1139, thence along the center of said N.C. State Road #1139 N. 72 degrees 0' W. 210 feet to the point and place of beginning.

The above described lot or parcel of land is designated as Lot #3 on the Map of the Property of Melvin C. Hilton, surveyed by Cates and Powell, Surveyors, which Map is dated November 19, 1973.

For further reference, see Deed of record in Book 1019, Page 467, Granville County Registry.

Tax ID #098100565186 Deed reference Book 1668, Page 522