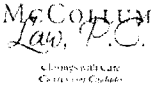


Type: CONSOLIDATED REAL PROPERTY
Recorded: 6/17/2026 12:42:51 PM
Fee Amt: \$76.00 Page 1 of 3
Revenue Tax: \$50.00
Granville County, NC
Kathy M. Taylor Reg of Deeds

BK 2076 PG 415 - 417

This instrument prepared by, McCollum Law PC, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the Granville County, NC Tax Collector upon disbursement of closing proceedings.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$50.00		Parcel Identifier No.: 183600524486	
Brief Description for Index: Lot 46 Flint Rock Farms			
This instrument was prepared by Jonathan McCollum, a North Carolina Licensed Attorney (MLPC-2026-6494). Delinquent Taxes, if any, are to be paid by the closing attorney to the tax collector upon disbursement of the closing proceeds. See NC Gen Stat. 161-31 et seq.			
This transaction was insured by: Full Send Title			
THIS DEED made this <u>7</u> day of <u>June</u> 2026 by and between			
<u>GRANTOR(S)</u>		<u>GRANTEE(S)</u>	
Robert G. Brown and spouse, Sheree W. Brown. 1200 Northview Street, Garner NC 27529		Newleaf Capital Solutions LLC, a North Carolina Limited Liability Company 3064 Wake Forest Road Raleigh, NC 27609	

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 City of Franklinton, Granville County, North Carolina and more particularly described as follows:

Being all of that certain lot or parcel of land containing 1.5836 acres, known and designated as Lot #46 of Flint Rock Farms Subdivision as shown on plat of record in Plat Book 10, page 6, Granville County Registry, to which reference is made for a more particular description of said lot.

The above described lot or parcel of land is subject to those certain Protective Covenants, Private Road Maintenance Provisions and Reservation of Easements for Flint Rock Farms Subdivision of record in Deed Book 256, page 418.

Property Address: 2054 Flint Rock Road Franklinton, NC 27525

Submitted electronically by "McCollum Law PC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Granville County Register of Deeds.

The property herein described ☐ is or ☐ is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 565, Page 563, Granville County Registry.

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 warrants and 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.

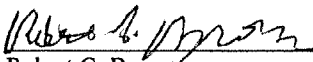
Title to the property hereinabove described is subject to the following exceptions:

Restrictions of Record if any.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

This conveyance is subject to any restriction of record and is subject to any HOA restrictions which both grantees gladly submit to as a matter of record.

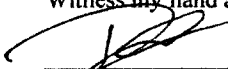
IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

 (SEAL)
Robert G. Brown

STATE OF NC
COUNTY OF Wake

I, T Brown Richardson, a Notary Public of the state and county aforesaid do hereby certify that Robert G. Brown personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purpose(s) stated therein.

Witness my hand and Official Seal this the 7 day of June, 2026.


Official Signature of Notary Public

T Brown Richardson
Printed/Typed Name of Notary Public



My Commission Expires: 10.8.2029

Sheree W Brown (SEAL)
Sheree W. Brown

STATE OF NC
COUNTY OF Wake

I, Kirstin Debrah, a Notary Public of the state and county aforesaid do hereby certify that Sheree W. Brown personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purpose(s) stated therein.

Witness my hand and Official Seal this the 8th day of June, 2026.

[Signature]
Official Signature of Notary Public

Kirstin Debrah
Printed/Typed Name of Notary Public

My Commission Expires: 9/21/2031

