Type: CONSOLIDATED REAL PROPERTY
Recorded: 2/5/2018 2:51:44 PM
Fee Amt: $172.00 Page 1 of 3
Revenue Tax: $146.00
Granville County, NC
Kathy M. Taylor Reg of Deeds

BK 1674 PG 646 - 64

Revenue:$146.00

Prepared By: Nathan M. Garren, a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the tax collector upon disbursement of closing proceeds.

Mail To: Grantees

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

COUNTY OF DURHAM

THIS DEED, made this 5th day of February, 2018, by and between that **Christie Pearson**, unmarried (hereinafter "Grantor") and **Alfred J. Koch and Marilyn P. Koch** (hereinafter "Grantees") with a mailing address of 6240 River Run Drive, Sebastian, FL 32958.

WITNESSETH:

THAT Grantor in consideration of Ten Dollars ($10.00) and other valuable consideration to him paid by Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey, unto Grantees, their heirs, successors and assigns, all of their interest in **that certain tract or parcel of land situate in Granville County, North Carolina as described on Exhibit A attached hereto.**

TO HAVE AND TO HOLD the said land, together with all privileges and appurtenances as thereunto belonging unto the said Grantees in fee simple.

Submitted electronically by Nathan M Garren, Attorney at Law in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Granville County Register of Deeds.

And the Grantor covenants with the Grantees, that the Grantor is seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors 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:

1. Ad Valorem taxes for the year 2018 and thereafter.

2. Restrictive covenants and easements of record.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand sand affixed her seal the day and year first above written.

_____(SEAL)
Christie Pearson

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I, a Notary Public of the County and State aforesaid, certify that Christie Pearson, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 5th day of February, 2018

_____
Notary Public

My Commission Expires: 10/08/2022

NATHAN M. GARREN
Notary Public
North Carolina
Durham County

EXHIBIT A

BEGINNING AT A STONE LOCATED IN THE SOUTHERN MARGIN OF PROPERTY OF THE OXFORD CHURCH OF GOD (DB 154, PAGE 80) AND IN THE EASTERN MARGIN OF THE 40 FOOT RIGHT-OF-WAY OF CHURCH STREET, AND FROM SAID BEGINNING ALONG THE LINE OF OXFORD CHURCH OF GOD, GRAHAM WEST, AND BUCK JONES HICKS N. 63 DEGREES 25'47" E 255.49 FEET TO AN EXISTING IRON PIN; THENCE ALONG THE LINE OF DAVID SHARRON N. 63 DEGREES 078' 51" E 62.63 FEET TO AN EXISTING IRON PIN LOCATED IN OR NEAR BETTY OAKLEY BRANCH; THENCE ALONG A TRAVERSE LINE ALONG THE MEANDERING OF BETTY OAKLEY BRANCH 5.21 DEGREES 05'27" E. 121.94 FEET TO AN EXISTING IRON PIN LOCATED IN THE LINE OF JBR INVESTORS; THENCE ALONG THE LINE OF JBR INVESTORS AND THE LINE OF BRUCE HOCKADAY S. 64 DEGREES 11'12" W. 328.80 FEET TO AN EXISTING IRON PIN LOCATED IN THE EASTERN MARGIN OF THE 40 FEET RIGHT-OF-WAY OF CHURCH STREET; THENCE ALONG THE EASTERN MARGIN OF CHURCH STREET N. 15 DEGREES 45'28" W. 118.82 FEET TO THE POINT AND PLACE OF BEGINNING, AS PER PLAT AND SURVEY OF BEN L. BRYAN, PA, DATED APRIL 26, 1994.

Parcel ID: 191320809936

Address: 36 Church Street, Oxford, NC 27565