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Doc ID: 000003280002 Type: CRP
Recorded: 04/03/2006 at 04:41:08 PM
Fee Amt: $167.00 Page 1 of 2
Excise Tax: $150.00
Granville County, NC
Kathryn Crews Averett Reg of Deeds
BK 1140 PG 272-273

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $ 150.00

Parcel Identifier No. 087606393316 **Verified by** _____ **County on the** ____ **day of** _____, 20__
By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: Getter Law Offices, P.A., 7521 Mourning Dove Rd, Suite 104B, Raleigh, NC 27615

Brief description for the Index: LT 19, BLK D,

THIS DEED made this 28th **day of** March, **20** 06, **by and between**

GRANTOR	GRANTEE
Cecil Hudgins Michael Montague and wife, Sherry Montague	Mark R. Shephard married 307 22nd Street Butner, NC 27509

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 Butner, _____ **Township,** Granville **County, North Carolina and more particularly described as follows:**

Being all of Lot 19, Block D as recorded in Plat Book 2, Page 118, in the Granville County Regsitry to which plat reference is hereby made for a more patricular description of same.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 668 **page** 661.

A map showing the above described property is recorded in Plat Book 2 **page** 118.

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DS JS DS TJH

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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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

_____ (Entity Name)

By: _____
Title: _____

By: _____
Title: _____

By: _____
Title: _____

Cecil L. Hudgins (SEAL)
Cecil Hudgins

Michael Montague (SEAL)
Michael Montague

Sherry Montague (SEAL)
Sherry Montague

_____ (SEAL)

State of North Carolina - County of Granville

I, the undersigned Notary Public of the County and State aforesaid, certify that Cecil Hudgins, Michael Montague, and Sherry Montague personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 28th day of March 20 06

My Commission Expires: 9/19/09

DESIREE L. MORSCH NOTARY PUBLIC GRANVILLE COUNTY, N.C.

Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____

_____
Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____

_____
Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ Register of Deeds for _____ County

By: _____ Deputy/Assistant - Register of Deeds

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DS JS DS TJH