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Recorded: 10/22/2009 at 02:05:18 PM
Fee Amt: \$322.00 Page 1 of 2
Excise Tax: \$300.00
Granville County, NC
Kathy M. Adcock Reg of Deeds
BK 1330 Pg 627-628

This Instrument was prepared by: Robert K. Catherwood, A Licensed North Carolina Attorney, P.O. Box 1624, Oxford, North Carolina 27565.

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Excise tax \$ 300.00

STATE OF NORTH CAROLINA

WARRANTY DEED

COUNTY OF GRANVILLE

THIS DEED, made this the 22nd day of October, 2009 by and between Loren E. Stevens and wife, Kay Stevens, hereinafter referred to as Grantors and John Witkowski, Jr. and wife, Patricia L. Witkowski, 230 Maxim Road, Howell, New Jersey 07731, hereinafter referred to as Grantees;

W I T N E S S E T H:

THAT the Grantors, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell, and convey unto the Grantees, their heirs, administrators and assigns, in fee simple, all that certain lot or parcel of land situated in Granville County, North Carolina, and more particularly described as follows:

All that certain lot or parcel of land lying and being situate in Sassafras Fork Township, Granville County, North Carolina and being all of that certain Tract 8 containing 3.03 acres according to plat and survey entitled "Survey of Little Vail" of record in Plat Book 19, Page 139, Granville County Registry.

Also conveyed herewith is the right to enter upon and use the entire pond located on Lots 6, 7 & 8 of Little Vail as shown on the plat referred to hereinabove.

TO HAVE AND TO HOLD all of aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees, their heirs, administrators and assigns in fee simple.

AND the Grantors covenant with the Grantees, that Grantors are 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.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and affixed their seals, this the day and year first above written.

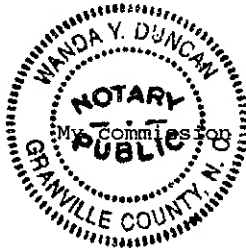
Loren E. Stevens (SEAL)
Loren E. Stevens

Kay Stevens (SEAL)
Kay Stevens

STATE OF North Carolina
COUNTY OF Granville

I, Wanda Y. Duncan, a Notary Public for said County and State, certify that Loren E. Stevens and wife, Kay Stevens, Grantors herein, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 22nd day of October, 2009.



Wanda Y. Duncan
Notary Public

My Commission expires: 5-8-2013