

This certifies that there are no delinquent ad valorem real estate taxes, which the Granville County Tax Collector is charged with collecting on the following:

Parcel Number: 096800580472

This is not certification that the Granville County Tax Office parcel number matches this deed description.

TST
Granville County Tax Office

Date: 9/3/2021



Doc ID: 003579160002 Type: CRP
Recorded: 09/03/2021 at 03:04:14 PM
Fee Amt: \$679.00 Page 1 of 2
Revenue Tax: \$653.00
Granville County, NC
Kathy M. Taylor Reg of Deeds
BK **1860** PG **508-509**

Excise Tax **\$653.00**

Recording Time, Book and Page

Tax Parcel No. 096800580472

Mail after recording to:

109 W. Montgomery Street, Henderson, NC 27536

This instrument was prepared by

JONATHAN S. CARE, Attorney At Law, P.A., A licensed North Carolina attorney, (ji)

Brief description for the Index

8415 Charlie Stovall Rd, Oxford, NC 27565

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 3rd day of September 2021 by and between

GRANTOR

**YATES MOBILE SERVICES CORP.
dba YATES HOME SALES, a Virginia
Corporation**

**PO Box 145
Blairs, VA 24527**

GRANTEE

**CEICLEY AMBER LYNCH, Single and
RAHEEM DARRY SILVER, Single**

**8415 Charlie Stovall Road
Oxford, NC 27565**

Enter in appropriate block for each party: name, address, and if appropriate, character of entity, e.g. corporation or partnership

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, **Oak Hill Township, Granville County, North Carolina** and more particularly described as follows:

That certain tract of land containing 10.02 acres, more or less, located in Oak Hill Township, Granville County, North Carolina and being more specifically described as follows:

Being all of that certain Tract 3, containing 10.020 acres, as shown on plat and survey by Berkley-Howell & Associates, P.C., dated August 2, 2001, and entitled "PLAT OF SURVEY OF BROOKHAVEN FOR CEDAR CREEK LAND CO., L.L.C.", of record in Plat Book 26, Page 157, Granville County Registry, which said plat is incorporated herein by reference for greater certainty of description.

*** Notice per NCGS §105-317.2: This property is not the primary residence of the Grantor.**

The property herein above described was acquired by Grantor by instrument recorded in Deed Book 1838, Page 875, Granville County Registry.

A map showing the above described property is recorded in Plat Book 26, Page 157, 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 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:

- a. Existing restrictions, covenants, easements, rights of way for roadways and public utilities of record.
- b. Granville County Ad Valorem Taxes for 2021 et seq. years.
- c. Granville County Zoning.
- d. Building setbacks, rights of way and all other matters as appear on Plat Book 26, Page 157, Granville County Registry.

IN WITNESS WHEREOF, the Parties hereto have executed this document as of the date first set forth above.

YATES MOBILE SERVICES CORP. dba YATES HOME
SALES, a Virginia Corporation

BY: Chip Roth (SEAL)
Chip Roth, General Manager

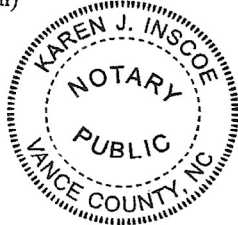
State of North Carolina

County of Vance

I, a Notary Public of said County and State, certify that Chip Roth, personally came before me this day and acknowledged that he is General Manager of Yates Mobile Services Corp. dba Yates Home Sales, A Virginia Corporation, and that he as General Manager, being authorized to do so, executed the foregoing instrument on behalf of the Virginia Corporation.

Witness my hand and official seal, this the 3rd day of September 2021.

(Notary Seal)



Karen J. Inscow
Notary Public
Print Notary Name: Karen J. Inscow
My commission Expires: 07/26/2024