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Recorded: 09/06/2023 at 03:54:21 PM
Fee Amt: \$26.00 Page 1 of 3
Revenue Tax: \$0.00
Granville County, NC
Kathy M. Taylor Reg of Deeds
BK **1960** PG **227-229**

Prepared by and return to: N. Kyle Hicks, a North Carolina Licensed Attorney; P.O. Box 247, Oxford, NC 27565

Delinquent taxes, if any, to be paid by the Closing Attorney to the Granville County Tax Collector upon disbursement of closing proceeds.

All or a portion of the property herein conveyed ___ includes or x does not include the primary residence of the Grantor.

Stamps: \$0.00

Tax Parcel No. Part of 193000587171

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

COUNTY OF GRANVILLE

THIS DEED, made and entered into this the 31 day of August, 2023, by and between **BRUCE E. DEMENT and wife, MARGARET S. DEMENT** designated as Grantors herein, and **GRESHAM CROSSING HOMEOWNERS ASSOCIATION**, a North Carolina Non Profit Corporation whose address is 1612 Military Cutoff Rd., Suite 108 Wilmington, NC 28403 designated as Grantee herein. 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.

W I T N E S S E T H:

That the said Grantors, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby expressly acknowledged, does hereby give, grant, bargain, sell and convey unto the Grantee, its successors and assigns, that certain tract or parcel of land, lying and being situate in Fishing Creek Township, Granville County and more particularly described as {A0212529.DOCX}

follows:

Being all of that certain parcel of land containing 0.15 acres as shown on plat and survey entitled "Non Development Easement Survey for Home Owners Association – Gresham Crossing", prepared by Ben L. Bryan, P.A., dated February 21, 2023, of record in Plat Book 52, Page 63, Granville County Registry, to which reference is made for a more particular description thereof.

TO HAVE AND TO HOLD, said parcel of land, with all of the privileges and appurtenances, thereunto belonging, unto the said Grantee, its successors and assigns, in fee simple.

And the said Grantors hereby covenants and agrees to and with the said Grantee, that Grantors are seized of said land and have the right to convey the parcel described herein; that said parcel is free and clear from any and all encumbrances and that Grantors will warrant and forever defend the title to the same 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. The lien of the local ad valorem property taxes for 2023 and subsequent years.
2. All usual and ordinary highway and utility rights of way and easements of record.
3. Zoning and building laws or ordinances for Granville County, NC.
4. Compliance with zoning and subdivision regulations for Granville County, NC.
5. All matters appearing on plat of record in Plat Book 52, page 63, Granville County Registry.

IN TESTIMONY WHEREOF, the said Grantors have hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer, the day and year first above written.

Bruce E. DeMent (SEAL)
Bruce E. DeMent

Margaret S. DeMent (SEAL)
Margaret S. DeMent

STATE OF NORTH CAROLINA; COUNTY OF GRANVILLE

I, the undersigned Notary Public of the aforesaid County and State, do hereby certify that **Bruce E. DeMent and Margaret S. DeMent**, either (☒) being personally known to me or (☐) proven by satisfactory evidence (said evidence being _____), personally appeared before me this day and acknowledged the voluntary due execution of the foregoing instrument by him for the purposes stated therein.

Witness my hand and notarial seal, this 31 day of August, 2023.

N. Kyle Hicks
Notary Public
N. Kyle Hicks
Printed or Typed Name
My Commission Expires: 3-22-27