

WAKE COUNTY, NC 418
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
06/05/2012 AT 16:38:02

BOOK:014792 PAGE:02756 - 02758

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00

Parcel Identifier No. 073579 and 314111 Verified by County on the day of By:

Mail/Box to: Grantee

This instrument was prepared by: Gwynn & Edwards, PA, without title exam and without tax or estate advice

Brief description for the Index: Lot 3B, Granite Falls and Lot 1, Granite Ridge

THIS DEED made this 1st day of June, 2012 by and between

GRANTOR	GRANTEE
John Colon Melvin, and wife Susan Marlowe Melvin	Woodrow Marlowe Mailing Address: P.O. Box 36 Clarkton, NC 28433

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, and 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, any and all of their interest in that certain lot or parcel of land situated in the City of Township, Wake County, North Carolina and more particularly described as follows:

Tract I:
Parcel ID 073579

BEING all of Lot 3B, containing 3.60 acres, Property of North Wake Developers II, LLC, Granite Falls, as reflected in Book of Maps 2011, Page 843, Wake County Registry; AND

Tract II:
Parcel ID 314111

BEING all of Lot 1, containing 2.42 acres, Property of North Wake Developers II, LLC, Granite Ridge, as reflected in Book of Maps 2006, Page 1481, Wake County Registry.

Grantors interest in the property hereinabove described was acquired by instrument recorded in Book 14450 page 1182

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

A map showing the above described property is recorded in Plat Book 2011 and 2006 pages 843 1481

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 has nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

Taxes, Covenants, Conditions, restrictions, and easements of record, if any.

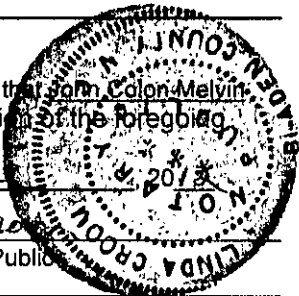
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

John Colon Melvin (SEAL)
John Colon Melvin

Susan Marlowe Melvin (SEAL)
Susan Marlowe Melvin

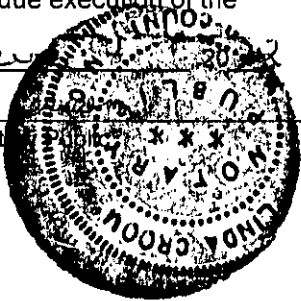
SEAL - STAMP State of North Carolina - County of Wake Bladen

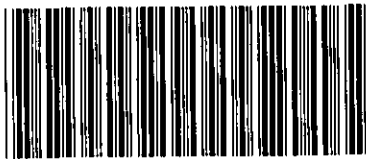
I, the undersigned Notary Public of the County and State aforesaid, certify that John Colon Melvin personally came before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.
Witness my hand and Notarial stamp this 1st day of June 2013
My Commission Expires: 2/9/2013 Linda Crook
Notary Public



SEAL - STAMP State of North Carolina - County of Wake Bladen

I, the undersigned Notary Public of the County and State aforesaid, certify that Susan Marlowe Melvin personally came before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.
Witness my hand and Notarial stamp this 1st day of June 2013
My Commission Expires: 2/9/2013 Linda Crook
Notary Public





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Yellow probate sheet is a vital part of your recorded document.
Please retain with original document and submit for rerecording.



Wake County Register of Deeds
Laura M. Riddick
Register of Deeds

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