



Doc ID: 000252090002 Type: CRP
Recorded: 02/22/2008 at 09:52:03 AM
Fee Amt: \$17.00 Page 1 of 2
Excise Tax: \$0.00
Granville County, NC
Kathryn Crews Averett Reg of Deeds
BK 1253 PG 235-236

This certifies that there are no delinquent ad valorem taxes, or other taxes which the Granville County Tax Collector is charged with collecting, that are a lien on:

Parcel Identification Number: 089800280942

This is not a certification that this Granville County Parcel Identification Number Matches this deed description.

Charles D. Evans 2-19-08
Date

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 0.00

Tax Account No. _____ Parcel Identifier No. _____

Verified by _____ County on the _____ day of _____, 20____, by: _____

Mail/Hold after recording: Monroe, Wyne & Wallace, P. A., 3225 Blue Ridge Road, Suite 117, Raleigh, NC 27612

This instrument was prepared by: Monroe, Wyne & Wallace, P.A. (without title certification)

Brief description for the Index: Lot 5 Wood Haven Subdivision, Phase II

THIS DEED made this 12th day of February, 2008, by and between

GRANTOR	GRANTEE
ROBERT J. BELL and wife, KAY A. BELL	ROBERT J. BELL 5115 Beaver Creek Road New Hill, NC 27562

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 the 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 _____, Tally Ho Township, Granville County, North Carolina, and more particularly described as follows:

BEING all of Lot 5 of Wood Haven Subdivision, Phase II, as shown on survey and plat of Ben L. Bryan, P. A. dated September 5, 1995, of record in Plat Book 18, Page 100, Granville County Registry.

This Deed is made to sever the tenancy by the entirety between Grantor and Grantee. It conveys all interest, rights and incidents of ownership now held by Grantor, Kay A. Bell. Grantor, Kay A. Bell, releases and quitclaims all interest under the tenancy by the entirety and executes this Deed under the authority granted by N.C.G.S. 52-10, N.C.G.S. 50-20(d), and N.C.G.S. 39-13.3. Grantor, Kay A. Bell, hereby consents to Grantee, Robert J. Bell, subsequent conveyance of said property without her joinder, and hereby specifically waives and releases any right she may have acquired in said property by reason of her marriage to Grantee, Robert J. Bell.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 803, Page 675.

A map showing the above-described property is recorded in Plat Book 18, Page 100.

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:

-This conveyance is subject to all liens, rights-of-way, easements, covenants and restrictions of record, if any.

-This conveyance is subject to ad valorem tax and for subsequent years.

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

(SEAL) Robert J. Bell (SEAL)
Robert J. Bell
(SEAL) Kay A. Bell (SEAL)
Kay A. Bell

State of North Carolina, County of Franklin

I, the undersigned Notary Public of the County and State aforesaid, certify that Robert J. Bell and Kay A. Bell 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 12th day of February, 20 08.

Gwendolynn P. Farris
GWENDOLYNN P. FARRIS
NOTARY PUBLIC
FRANKLIN COUNTY, N.C.
My Commission Expires: 3/6/2012

State of North Carolina, County of _____

I, a Notary Public for the County of _____ and the State of North Carolina, do hereby certify that, _____, attorney-in-fact for _____, personally appeared before me this day, and being by me duly sworn, acknowledged the due execution of the foregoing instrument for and in behalf of _____, that the authority to execute and acknowledge said instrument is contained in a power of attorney duly executed, acknowledged, and recorded in Book _____, Page _____, in the office of Register of Deeds, _____ County, and that this instrument was executed under and by virtue of the authority granted by said power of attorney, that the said _____ acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said _____.
Witness my hand and Notarial stamp or seal
this _____ day of _____, 20 _____.

Notary Public
My Commission Expires: _____

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.

By: _____, Register of Deeds for _____ County
_____, Deputy/Assistant Register of Deeds