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: 089800282942 This is not a certification that Granville County Parcel Identification Number Matchecs this deed Description. Type: CONSOLIDATED REAL PROPERTY Recorded: 6/23/2022 10:15:56 AM Fee Amt: \$26.00 Page 1 of 3 Revenue Tax: \$0.00

Revenue Tax: \$0.00 Granville County, NC

Kathy M. Taylor Reg of Deeds

BK 1908 PG 890 - 892

oprie west	06/23/2022
Tax Collector, Staff Signature	Date

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: \$0.00		
Tax Account No. <u>58592301</u>	Parcel Identifier No. 089800282942	
Verified by County on the	day of, 20, by	
Mail/Hold after recording to: Grantee Instrument prepared by: Monroe, Wallace, W	Morden & Sherrill, P.A., Raleigh, NC (without title certification or tax advice)	
Brief description for the index:	LOT 5 WOODHAVEN PH 2	
THIS DEED is made this 22nd day of June, 202	22, by and between:	
GRANTOR	GRANTEE	
DAVID J. BELL (a/k/a David John Bell) a spouse, VICKY M. BELL	PATRICK J. BAKER and spouse, TIFFANY BAKER	
SUZANNE A. BELL and spouse, CHARL R. BAKER	LES 55 Park Ave. Auburn, NY 13021	
JAMES T. BELL, unmarried		
SUZANNE A. BELL, EXECUTOR OF THE ESTATE OF ROBERT J. BELL, DECEASED	HE	

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.

WHEREAS, the property described herein was acquired by Robert J. Bell on February 12, 2008. See Deed Book 1253, Page 235, Granville County Registry; and

Submitted electronically by "Monroe, Wallace, Morden & Sherrill, P.A." in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Granville County Register of Deeds.

WHEREAS, Robert J. Bell died November 23, 2021 and Suzanne A. Bell is currently serving as Executor of the Estate of Robert J. Bell, Deceased, having been appointed to this position by the Chatham County Clerk of Superior Court. See Chatham County Estate File No. 21-E-747; see also Granville County Estate File No. 22-E-63; and

WHEREAS, David J. Bell, Vicky M. Bell, Charles R. Baker, and James T. Bell appointed Suzanne A. Bell as their Agent regarding the property described herein in that Limited Power of Attorney for Real Estate recorded in Book 1906, Page 536, Granville County Registry;

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 Grantee in fee simple, all that certain lot or parcel of land situated in Granville County, North Carolina, 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.

All or a portion of the properties herein conveyed does not include the primary residence of a Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1253, Page 235, Granville County Registry.

Vicky M. Bell and Charles R. Baker make no warranty, express or implied, as to the title to the property hereinabove described and sign the deed solely and exclusively to waive and release any marital interest and rights, now existing or hereafter acquired, in the property hereinabove described and hereby conveyed to the Grantee.

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.

The Grantor makes no warranty, express or implied, as to the title to the property hereinabove described.

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

(Remainder of page intentionally blank; signatures to follow)

DAVID J. BELL	VICKY M. BELL
By: Suzanne A. Bell, Agent	By: Suzanno A. Bell, Agent
Suzame A. Bell	CHARLES R. BAKER By: A Bell Suzanne A. Bell, Agent
JAMES T. BELL	ESTATE OF ROBERT J. BELL, DECEASED
By: Suzanne A. Bell, Agent	By: Suzanne A. Bell, Executor
STATE OF NORTH CAROLINA	
COUNTY OF WAKE	
I, the undersigned Notary Public, hereby certified day and that she voluntarily signed the foregrapacities indicated.	y that Suzanne A. Bell personally appeared before me this going document for the purpose stated therein and in the
Dated this 23 day of June, 2022.	Manifelling.

Chritecher S. Morden
Name of Notary (typed or printed)
My Commission expires: 5/4/24