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 Recorded: 02/17/2017 at 03:30:17 PM
 Fee Amt: \$426.00 Page 1 of 3
 Revenue Tax: \$400.00
 Granville County, NC
 Kathy M. Taylor Reg of Deeds
 BK **1631** PG **343-345**

This instrument was prepared by: N. Kyle Hicks, a licensed North Carolina Attorney

Return after recording to: Grissom & Holloman, P.C., P. O. Box 890, Roxboro, NC 27573

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 a Grantor.

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

COUNTY OF GRANVILLE

THIS DEED, made and entered into this the 15th day of February, 2017, by and between UZZLE ROAD, LLC, a North Carolina Limited Liability Company, designated as Grantor herein, and KEITH W. JOHNSON and wife, LISA H. JOHNSON, whose mailing address is 3314 Ambassador Dr., Durham, NC 27703 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.

WITNESSETH:

That the said Grantor, 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, all of that certain tract or parcel of land, lying and being situate in Tally Ho Township, Granville County, North Carolina, and more particularly described as follows:

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Hopper, Hicks & Wrenn, PLLC, 111 Gilliam St., Oxford NC 27565

Being all of that certain tract or parcel of land containing 71.05 acres, designated as Tract 32, as shown on plat and survey entitled "Hester's Ranch' Survey For: Keith Wayne Johnson and Lisa Herndon Johnson," prepared by Puckett Surveyors, PLLC, P.L.S., dated January 7, 2017, of record in Plat Book 45, Page 162, Granville County Registry, to which reference is made for a more particular description thereof.

For reference, see deed of record in Book 1059, page 655, Granville County Registry.

The above lot is conveyed subject to the Restrictive Covenants for Hester's Ranch Subdivision of record in Book 1059, Page 817, as re-recorded in Book 1083, Page 76, Granville County Registry.

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

And the said Grantor hereby covenants and agrees to and with the said Grantee, that the Grantor is seized of said land and has the right to convey the same in fee simple; that said land is free and clear from any and all encumbrances and that the Grantor 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 2017 and subsequent years.
2. Such state of facts as disclosed on survey of the subject property of record in Plat Book 45, page 162, Granville County Registry.
3. All utility easements, covenants and restrictions of record.
4. Zoning and building laws or ordinances for Granville County, NC.

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IN TESTIMONY WHEREOF, the said Grantor has 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.

UZZLE ROAD, LLC

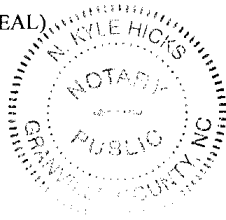
BY: William L. Turner III (SEAL)
William L. Turner, III, Manager

STATE OF NORTH CAROLINA; COUNTY OF GRANVILLE

I, the undersigned Notary Public of the County of Granville and State of North Carolina, certify that **William L. Turner, III**, either () being personally known to me or () proven by satisfactory evidence (said evidence being _____), personally appeared before me this day and acknowledged that he is a Manager of Uzzle Road, LLC, a North Carolina Limited Liability Company, and that he, as Manager being authorized to do so, voluntarily executed the foregoing on behalf of the Company for the purposes stated therein.

Witness my hand and notarial seal, this 15th day of February, 2017.

(OFFICIAL SEAL)



N. Kyle Hicks
Notary Public
N. Kyle Hicks
Printed or Typed Name
My commission expires: 3-22-17

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