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Recorded: 06/23/2006 at 09:44:07 AM
Fee Amt: \$123.00 Page 1 of 2
Excise Tax: \$106.00
Granville County, NC
Kathryn Crews Averett Reg of Deeds
BK 1154 PG 792-793

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No _____ Verified by _____ County on
the _____ day of _____, 2006
By: _____

Mail to: Kyle Hicks _____

This instrument was prepared by: Edith R. Salmony, JD, 1834 N. Lakeshore Dr. Chapel Hill, NC 27514

Brief description for the Index: TAR RIVER FARMS SUBDIVISION, LOT 18

THIS DEED made this 23 day of June 2006, by and between

GRANTOR

TAR RIVER FARMS, INC
1834 N. LAKESHORE DR.
CHAPEL HILL, NC 27514

GRANTEE

DARYL J. McCUISTON and wife,
CYNTHIA S. McCUISTON
*1689 Fernhollow Dr.
Franklin, NC 27525*

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 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 Oxford, Tally Ho Township, Granville County, and State of North Carolina and more particularly described as follows:

BEING all of Lot #18, Tar River Farms Subdivision according to a Plat and survey entitled "Map of Tar River Farms, Tar River Farms, Inc., Developers" prepared by Precision Surveys, Inc., dated June 26, 1986 and recorded in Plat Book 10, Page 71.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 258, page 864.

A map showing the above described property is recorded in Plat Book 10 at page 71.

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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:
Restrictive Covenants, recorded in Book 571, Page 642, Amendment To Restrictive Covenants, recorded in Book 573, Page 480 and as thereafter may be amended of record in the Granville County Registry.
All easements, right-of-ways, restrictions, covenants of record in the Granville County Registry.
Granville County ad valorem taxes for 2006 and subsequent years.
All visible easements.

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

Tar River Farms, Inc.

By: Robert A. Johnson, Pres. (SEAL)
Robert A. Johnson / President

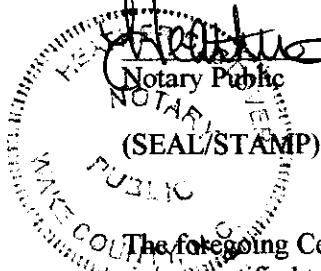
Attest: Steven E. Salmony (CORPORATE SEAL)
Steven E. Salmony, Secretary

State of North Carolina - County of Wake

I, the undersigned Notary Public of the County and State aforesaid, do hereby certify that Steven E. Salmony personally appeared before me this day and acknowledged that he is Secretary of Tar River Farms, Inc., a North Carolina Corporation, and by authority duly given and as an act of the corporation, the foregoing instrument was signed in its name by its President, ~~sealed with the corporate seal~~ and attested by its secretary.

Witness my hand and official stamp or seal this 20th day of June, 2006.

My Commission Expires: 1-16-2010
Heather S. Staver / Heather S. Staver



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.

Register of Deeds for Granville County

By: _____
Deputy/Assistant - Register of Deeds