

BOOK 592 PAGE 478

NORTH CAROLINA
GRANVILLE COUNTY

INDEX: Lot #4, PB 9/249

THIS DEED made this the 25th day of February, 1991, by and between ERNEST A. FRAZIER and wife, LILLIE D. FRAZIER, Grantor, and BENJAMIN SEAGROVES, JR., Grantee;

W I T N E S S E T H:

THAT the said Grantor, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does give, grant, bargain, sell and convey to the said Grantee a certain tract or parcel of land situate in Brassfield Township, Granville County, North Carolina, and more particularly described as follows:

A certain lot or parcel of land situate in Brassfield Township, Granville County, North Carolina, on the west side of a 60-foot road which leads in a northerly direction from S.R. #1705, and thus described:

BEGINNING at a point in the centerline of a 60-foot road, which point marks the northeast corner of Lot #3 on the hereinafter referred to map; and run thence with the line of said Lot #3 N. 72° 33' W. 380.56 feet to an iron pin, the northwest corner of Lot #3; thence N. 21° 32.5 feet E. 258.27 feet to an iron pin, the southwest corner of Lot #5; thence S. 66° 57' E. 380.64 feet beyond an iron pin in the west margin of the right-of-way of a 60-foot road to a point in the center of said 60-foot road; thence along the center of said 60-foot road S. 23° 03' W. 121.23 feet to a point; thence continuing along the center of said road along a curved line generally in a southerly direction a distance of 99.92 feet to a point opposite an iron pin in the west margin of the right-of-way of said 60-foot road, the beginning, containing 2.08 acres, more or less, and being known and designated as Lot #4 on the map of the lots of Frazier Farm Subdivision, of record in Plat Book 9, page 249, Granville County Registry. (2749)

TO HAVE AND TO HOLD the aforesaid tract 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.

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.

ROYSTER, ROYSTER
& CROSS
ATTORNEYS AT LAW
OXFORD, N. C.

