

BOOK 255 PAGE 340

NORTH CAROLINA  
GRANVILLE COUNTY

THIS DEED made this the 23<sup>rd</sup> day of October, 1985, by and between ERNEST A. FRAZIER and wife, LILLIE D. FRAZIER, Grantor, and BENJAMIN SEAGROVES,<sup>JR.</sup>/unmarried, 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 the Frazier Farm Subdivision off the north side of S.R. #1705 in Brassfield Township, Granville County, North Carolina, and thus described:

Situate on the west side of Frazier Lane and known and designated as Lot #5 containing 1.96 acres, more or less, according to map of record in Plat Book 9, page 249, Granville County Registry, to which reference is hereby made for a more particular description of said lot. (1755)

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.

made 11-4-85  
Benjamin Seagrove, Jr.  
Pl. B. 355  
Haleigh HC 27614

