

Type: CONSOLIDATED REAL PROPERTY
Recorded: 4/15/2025 9:54:40 AM
Fee Amt: \$172.00 Page 1 of 3
Revenue Tax: \$146.00
Granville County, NC
Kathy M. Taylor Reg of Deeds

BK 2021 PG 487 - 489

PREPARED WITHOUT TITLE CERTIFICATION BY: M. Walker Brummitt (hbs), a licensed North Carolina Attorney, P.O. Drawer 1168, Oxford, NC 27565
RETURN TO: ALT USA, LLC, 5511 Parkcrest Dr. Suite 103 Austin, Texas 78731

Delinquent taxes, if any, to be paid by the closing attorney to the Granville County Tax Collector upon disbursement of closing proceeds.

Revenue Stamps: **\$146.00**
Tax Parcel No. 006112856273

NORTH CAROLINA

GRANVILLE COUNTY

GENERAL WARRANTY DEED

Index: Tract 13 & 14; PB 2, pg 67; Oak Hill Township

THIS DEED made this the 3 day of April, 2025, by and between **Ira Brann Nelson**, widower, (101 Eanes Street, South Boston, Virginia 24592), Grantor, to **ALT USA, LLC**, a Texas Limited Liability Company (5511 Parkcrest Dr. Suite 103 Austin, Texas 78731), Grantees;

WITNESSETH:

THAT the Grantor, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, have and by these presents do give, grant, bargain, sell and convey to the Grantees, their successors and assigns two certain tracts or parcels of land situate in Oak Hill Township, Granville County, North Carolina, and more particularly described as follows:

Two certain tracts or parcels of land situate in Oak Hill Township, Granville County, North Carolina, and more particularly described as follows:

Tract No. 1

All that certain tract or parcel of land, together with improvements thereon and appurtenances thereunto belonging, located in Granville County, North Carolina, adjoining the lands, of D.T. Winston on the south and Tract No 13 on the west, 6th Street continued on the north, and D.T. Winston and others on the east, and bounded as follows: Situated in Granville County, Tract No. 14 as shown on plat, containing 18 acres more or less, according to plat registered in Plat Book 2 at page 67 in the office of the Register of Deeds of Granville County, North Caroline, made for W. W. Tuck by H. H. Barrow and A.J. Little, Jr. LESS AND EXCEPT all mineral rights and mining privileges which were reserved by a previous owner of said property.

Hicks, Freddy, Washburn & Brummitt, PC, P.O. Drawer 1168, Oxford, NC 27565

Submitted electronically by "Justin Taylor, Attorney at Law, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Granville County Register of Deeds.

This instrument prepared by, Justin Taylor, Attorney at Law, PLLC, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the Granville County, NC Tax Collector upon disbursement of closing proceedings.

Tract No. 2

Being Tract No. 13 situate between Sixth Street, Continued, and the Southern Railway, and containing 13.7 acres, as designated on the maps and plats of the subdivision of the Pannebaker land into lots, streets, and highways, a map of which said subdivision is of record in the office of the Clerk of the Circuit Court of Halifax County, Virginia, and the Register of Deeds of Granville County, North Carolina, reference to which is hereby made for a more complete and accurate description of the property herein conveyed; and

BEING the identical real estate conveyed to Robie James Nelson and Lorene Gravitt Nelson, his wife, from H.H. Atkins and Ada N. Atkins, his wife, by deed dated July 22, 1958, and which is recorded in the aforesaid Registers' Office in Deed Book 148 at page 187.

This conveyance is made subject to all easements, conditions, restrictions, and reservations of record in the aforesaid Register's Office and applicable thereto.

For further reference see Deed Book 1619, page 722, Granville County Registry. (130313 – Without Title Certification)

TO HAVE AND TO HOLD the aforesaid tracts or parcels of land and all privileges and appurtenances thereto belonging to Grantees their successors and assigns, in fee simple forever.

And Grantor covenants with Grantees that they are seized of said premises in fee and have the right to convey in fee simple; that the same is free and clear from all encumbrances, and that they do hereby warrant and will forever defend the title to the same against the claims of all persons whomsoever with the following applicable exceptions:

1. Ad valorem property taxes for the year 2025 and subsequent years;
2. Utility easements, permits and rights of way of record;
3. Restrictive covenants of record, if applicable; and
4. Terms and provisions of all applicable zoning, land use and planning ordinances, statutes and regulations for Granville County, North Carolina.

IN WITNESS WHEREOF, the Grantor has hereto set his hand and seal, the day and year first above written.

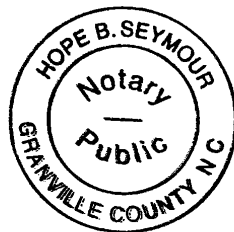
Ira Brann Nelson (SEAL)
Ira Brann Nelson

NORTH CAROLINA
GRANVILLE COUNTY

I, a Notary Public, in and for the State and County aforesaid, do hereby certify that **Ira Brann Nelson** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and Notarial Seal, this the 3 day of April, 2025.

(Official Seal)



Hope B Seymour
Notary Public

Hope B Seymour
(Type or Print Name)

My commission expires: 6-2-29

Voll:/Nelson, Ira Brann 25001.23940 Sale of 0 Wolfpit Rd. Ox, NC - Nelson to Prime Landvestments General Warranty Deed