

Doc ID: 003785320003 Type: CRP
 Recorded: 08/28/2023 at 09:43:30 AM
 Fee Amt: \$26.00 Page 1 of 3
 Revenue Tax: \$0.00
 Granville County, NC
 Kathy M. Taylor Reg of Deeds
 BK 1958 PG 948-950

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0

Delinquent taxes, if any, shall be paid by the
 Closing attorney to the tax collector upon
 disbursement of the closing proceeds.

19130771809, 191311770238
 Parcel Identifier No

Verified by _____ County on the _____ day of _____, 20____

By _____

Mail/Box to 836 Dovetail meadow Lane, Wake Forest, NC 27587

This instrument was prepared by Grantor; Bruce W. Gulley & wife Carol Sue J. Gulley

Brief description for the Index: G.B. Watkins Land

THIS DEED made this 8 day of August, 2023 by and between Grantor and Grantee.

GRANTOR

Bruce W. Gulley and wife, Carol Sue J. Gulley
 836 Dovetail Meadow Lane
 Wake Forest, NC 27587

GRANTEE

Alsace, LLC
 836 Dovetail Meadow Lane
 Wake Forest, NC 27587

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 acknowledge, 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 Township of Oxford County of Granville North Carolina and more particularly described as follows:

See Exhibit "A" for Description

The property hereinafter described was acquired by Grantor by instrument recorded in Book 1956 page 197-199.

A map showing the above-described property is recorded in Plat Book 52 page 111.

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:

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

Entity Name _____

By _____

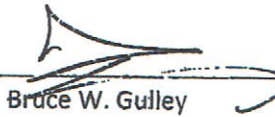
Title _____

By _____

Title _____

By _____

Title _____

 (SEAL)
Bruce W. Gulley

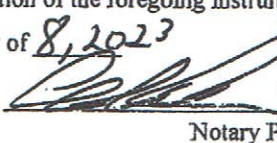
 (SEAL)
Carol Sue J. Gulley

(SEAL)

State of North Carolina – County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that Bruce W. Gulley & Carol Sue J. Gulley personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 14 day of 8, 2023

My Commission Expires: 8-23-2027


ANDREW WILLIAM BASS
Notary Public
Wake Co., North Carolina
My Commission Expires August 23, 2027
Notary Public

State of North Carolina – County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally appeared before me this day and acknowledged that she is the _____ of _____ a North Carolina corporation/ limited liability company / general partnership/limited partnership (strike through inapplicable), and that by authority duly given and as the act of such entity, they signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____

Notary Public

State of North Carolina – County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that

Personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____

Notary Public

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 _____ County

By: _____ Deputy/Assistant – Register of Deeds.

Exhibit "A"

Those tracts of land situate in Oxford Township, Granville County, North Carolina

First Tract

All that certain tract or parcel of land lying North of Hicksmill Road described as Tract 1 containing 14.981 acres as shown on that certain plat and survey titled "Boundary Survey for: G.B. Watkins Heirs" by Precision Surveys, Inc. dated September 5, 1989 of record in Plat Book 52 Page 111, Granville County Registry, to which reference is made for a more particular description.

Second Tract

✓ All that certain tract or parcel of land lying North of Hicksmill Road described as Tract 1 containing 0.177 acres as shown on that certain plat and survey titled "Boundary Survey for: G.B. Watkins Heirs" by Precision Surveys, Inc. dated September 5, 1989 of record in Plat Book 52 Page 111, Granville County Registry, to which reference is made for a more particular description.