

Type: CONSOLIDATED REAL
PROPERTY
Recorded: 9/28/2016 11:49:46 AM
Fee Amt: \$1,016.00 Page 1 of 4
Revenue Tax: \$990.00
Granville County, NC
Kathy M. Taylor Reg of Deeds

The instrument prepared by, Gold Law PA, 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.

BK 1613 PG 183 - 186

Excise Tax \$990

NORTH CAROLINA GENERAL WARRANTY DEED

Parcel Identifier No. **0876-05-08-6196, 0876-05-08-6396, 0876-05-08-7361, 0876-05-08-6208, 0876-05-08-5492, 0876-05-08-6242**

Prepared by: GOLD LAW, P.A.
Yorktown Office Condominiums
140 Mine Lake Court
Suite #100
Raleigh, NC 27615
Return to: Grantee

Brief description for the Index

Six Parcels, Butner, NC 27509

Property Address: Six Parcels, Butner, NC 27509

THIS DEED made this 27th day of September, 2016 by and between

GRANTOR	GRANTEE
<p>Nancy C. Humphries, widow & Nancy C Humphries as Executor of James A Humphries Jr Estate in Durham County 3815 Pickett Rd. Durham, NC 27705</p>	<p>Qi Dong Zhang and spouse, Hui Min Chen 405 Central Ave. Butner, NC 27509</p>

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 **Granville** County, North Carolina and more particularly described as follows:

EXHIBIT A

Property address is known as Six Parcels, Butner, NC 27509

THE PROPERTY WAS NOT THE PRIMARY RESIDENCE OF THE GRANTOR.

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 except for the exceptions hereinafter stated.

The property hereinbefore described was acquired by Grantor(s) by instrument recorded at **Book 262, Page 479, Granville** County Register of Deeds, North Carolina; **Book 1431, Page 623, Granville** County Register of Deeds; **Book 212, Page 681, Granville** County Register of Deeds and **Book 221, Page 795, Granville** County Register of Deeds.

Title to the property hereinabove described is subject to the following exceptions:

Subject to ad valorem taxes; all applicable zoning and land use ordinances, statutes and regulations; and to the provisions of all applicable restrictive covenants and utility easements of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal.

By: Nancy C. Humphries (SEAL)
Nancy C. Humphries

By: Nancy C. Humphries (SEAL)
Nancy C. Humphries as Executor of
James A. Humphries Jr Estate in Durham County

STATE OF North Carolina
COUNTY OF Durham

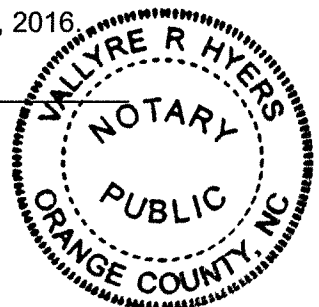
I, Vallyre R. Hyers, a notary public of the State and County aforesaid, do hereby certify that **Nancy C. Humphries, widow & Nancy C. Humphries as Executor of James A. Humphries Jr Estate in Durham County** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purpose(s) stated therein.

Witness my hand and official seal, this the 27th day September, 2016

[Official Seal]

NOTARY PUBLIC

My Commission expires: 11/22/2021





**NORTH AMERICAN TITLE INSURANCE COMPANY
EXHIBIT A
LEGAL DESCRIPTION**

Commitment No.: 2016094583

The land referred to in this Commitment is described as follows:

Six Parcels, Butner, NC 27509
Granville County

Tract 1:

Beginning at an existing iron pin in the southwest corner of the herein described tract situated in the margin of "D" street in the line of the property owned now or formerly by N.C. Division of Mental Health/Mental Retardation Services and running thence along the line of the N.C. Division of Mental Health N. 38°16'00" W. 100.00 feet to an iron pin; thence along the line of James A. Humphries, Jr. N 51°41'40" East 61.03 feet to an iron pin; thence S. 38°16'00" E. 100.07 feet to an iron pin situated in the northern margin of the right-of-way of "D" Street; thence along the right-of-way of "D" Street, S. 51°45'44" W. 61.03 feet, to the point and place of BEGINNING, and being depicted as Lot 1 on the survey for Southern National Bank, dated July 4, 1994 by Ben A. Gentry, Jr. R.L.S. to which plat reference is made for a more particular description. For further reference see Dewed Book 1195 at Page 394 and Deed Book 1431 Page 623.

For informational Purposes Only: Parcel Id#0876-05-08-6196 aka Vacant Lot on D Street

Tract 2:

Being all of Lots 4 and 5, Block B, as per plat and survey thereof dated March 30, 1956 and recorded in the office of the Register of Deeds of Granville County in Plat Book 3, Page 57 to which plat reference is made for a more particular description.

There is reserved and excepted from the above-described property easements for sewer, water, and electric lines and the maintenance thereof at the locations of said lines as they now exist across this property. For further reference, see Deed Book 191 at Page 493 and Deed Book 1431 at Page 623.

For Informational Purposes Only: Parcel #0826-05-08-6396 aka 405 Central Avenue

Tract 3:

BEING all of Lot 3, Block B, as per plat and survey thereof dated March 30, 1956 and recorded in the office of the Register of Deeds of Granville County in Plat Book 3, Page 57, to which plat reference is made for a more particular description. See Deed Book 1431 at Page 623.

There is reserved and excepted from the above-described property easements for sewer, water and electric lines and the maintenance thereof at the locations of said lines as they now exist accross this property.

For Informational Purposes Only: Parcel Id#s 0876-05-08-7361 aka 403 Central Avenue

Tract 4:

BEING all of Lot Number 3, as per plat and survey thereof recorded in the office of the Register of Deeds of Granville County in Map Book 7, Pag 14, to which plat reference is made for a more particular description. For further reference, see Deed Book 221 at Page 795 and Deed Book 1431at Page 623.

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Tryon Title Agency, LLC

1350 Sunday Drive, Suite 101, Raleigh, NC 27607
Voice: (919)277-0123 Fax: (888)378-9124

2016094583



**NORTH AMERICAN TITLE INSURANCE COMPANY
SCHEDULE B – SECTION 1**

REQUIREMENTS

For Informational Purposes Only: Parcel Id#0876-05-08-6208 aka 407 Central Ave

Tract 5:

BEING all of Lots 6 and 7, Block B, located on the west side of Central Avenue, Butner, North Carolina, as per plat and survey thereof recorded in the Office of the Register of Deeds of Granville County in Plat Book 5, Page 126, to which plat reference is made for a more particular description. For further reference, see Deed Book 212 at Page 681 and Deed Book 1431 at Page 623.

For Informational Purposes Only: Parcel Id#s 0876-05-08-5492 aka Vacant Lot on Central Avenue

Tract 6:

BEING vacant commercial Lot 2, 50' x 70', as per plat recorded in Plat Book 7, at Page 14, in the Office of the Register of Deeds of Granville County, to which plat reference is hereby made for a greater certainty of description. See Deed Book 262 at Page 479.

For Informational Purposes Only: Parcel Id#s 0876-05-08-6242 aka Vacant Lot behind 403 Central

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