

Type: CONSOLIDATED REAL PROPERTY
Recorded: 6/4/2025 3:45:26 PM
Fee Amt: \$64.00 Page 1 of 3
Revenue Tax: \$38.00
Granville County, NC
Kathy M. Taylor Reg of Deeds

BK 2027 PG 277 - 279

GENERAL WARRANTY DEED

Excise Tax: **\$38.00**

Tax Parcel ID No. 098300147434 Verified by _____ County
on the ____ day of _____, 20____ By: _____

Mail/Box to: _____

This instrument was prepared by: Thomas G. Jacobs, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: _____

THIS DEED, made this the 4 day of June, 2025, by and between

GRANTOR:

Leslie C. Tobin, unmarried

whose mailing address is _____

(herein referred to collectively as **Grantor**) and

GRANTEE: Humming Bird Investments, LP

whose mailing address is 1718 Capital Ave., Cheyenne, WY 82001

property address: 1535 Wildwood Drive, Oxford, NC 27565

(herein referred to collectively as **Grantee**) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Granville, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 254 Page 495, and being reflected on plat(s) recorded in Map/Plat Book 9, page/slide 261.

All or a portion of the property herein conveyed X includes or _____ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

Submitted electronically by "Law Office of Thomas G. Jacobs"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Granville County Register of Deeds.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: Leslie C. Tobin (SEAL)
Print/Type Name & Title: Leslie C. Tobin

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

State of NC
County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

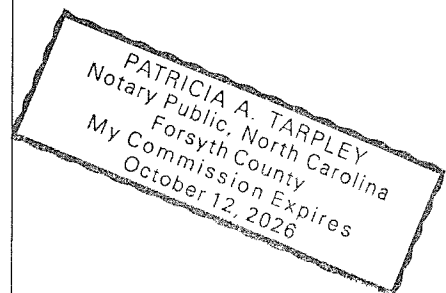
Leslie C. Tobin

[insert name(s) of principal(s)].

Date: 6-4-25
Patricia A. Tarpley Notary Public
Notary's Printed or Typed Name

My Commission Expires:
10/12/2026

(Official/Notarial Seal)



State of _____
County of _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

[insert name(s) of principal(s)].

Date: _____

Notary Public
Notary's Printed or Typed Name

My Commission Expires:

(Official/Notarial Seal)

Exhibit A

A certain lot or parcel of land lying and being situate in Walnut Grove Township, Granville County, North Carolina, on the north side of a 60-foot private road which leads in a northerly direction from U.S. Highway #158, about 1 mile east of the Community of Berea, and being known and designated as Lot #14 of Shelton Hills Subdivision, Phase II, containing 1.9302 acres, more or less, according to plat and survey made by Precision Surveys, Inc., June 19, 1985, recorded in Plat Book 9, page 261, Granville County Registry.

This conveyance is made subject to Protective Covenants, Private Road Maintenance Provisions and Reservation of Easement for Shelton Hills Subdivision, recorded in Deed Book 254, page 293, Granville County Registry.