

BOOK 592, Page 478

NORTH CAROLINA
GRANVILLE COUNTY

INDEX: Lot #4, PB 9/249

THIS DEED made this the 25th day of February, 1991, by and between ERNEST A. FRAZIER and wife, LILLIE D. FRAZIER, Grantor, and BENJAMIN SEAGROVES, JR., Grantee;

WITNESSETH:

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 Brassfield Township, Granville County, North Carolina, on the west side of a 60-foot road which leads in a northerly direction from S.R. #1705, and thus described:

BEGINNING at a point in the centerline of a 60-foot road, which point marks the northeast corner of Lot #3 on the hereinafter referred to map; and run thence with the line of said Lot #3 N. 72° 33' W. 380.56 feet to an iron pin, the northwest corner of Lot #3; thence N. 21° 32.5 feet E. 258.27 feet to an iron pin, the southwest corner of Lot #5; thence S. 66° 57' E. 380.64 feet beyond an iron pin in the west margin of the right-of-way of a 60-foot road to a point in the center of said 60-foot road; thence along the center of said 60-foot road S. 23° 03' W. 121.23 feet to a point; thence continuing along the center of said road along a curved line generally in a southerly direction a distance of 99.92 feet to a point opposite an iron pin in the west margin of the right-of-way of said 60-foot road, the beginning, containing 2.08 acres, more or less, and being known and designated as Lot #4 on the map of the lots of Frazier Farm Subdivision, of record in Plat Book 9, page 249, Granville County Registry. (2749)

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.

Mailed 2-26-91 Benjamin Seagraves, Jr. R.R. 19 Box 260 Raleigh N.C. 27613



BOOK 592 PAGE 479

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

Ernest A. Frazier (SEAL)
Ernest A. Frazier

Lillie D. Frazier (SEAL)
Lillie D. Frazier

NORTH CAROLINA
GRANVILLE COUNTY

I, a Notary Public in and for the State and County aforesaid
do hereby certify that Ernest A. Frazier and wife, Lillie D. Frazier,
personally appeared before me this day and acknowledged the due execution
of the foregoing instrument,



Witness my hand and Notarial Seal, this the 25th day of
1991.

Kathy W. Cottrell
Notary Public

My commission expires: 1-12-94

STATE OF NORTH CAROLINA, GRANVILLE COUNTY.

The foregoing certificate(s) of Kathy W. Cottrell

Notary Public of Granville County,
(and) certified to be correct.

This instrument was presented for registration this day and hour and duly recorded in the office of the Register
of Deeds of Granville County, N. C. in Book 592, Page 479

This 25th day of February, A. D. 1991 at 9:55 o'clock A. M.

Recorded and verified: By [Signature] Asst. Register of Deeds
\$ 8.00 Rec. Fees \$ 9.50 Stamps

BOOK 255 PAGE 340

NORTH CAROLINA
GRANVILLE COUNTY

THIS DEED made this the 23rd day of October, 1985, by and between ERNEST A. FRAZIER and wife, LILLIE D. FRAZIER, Grantor, and BENJAMIN SEAGROVES, JR., unmarried, Grantee;

WITNESSETH:

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)

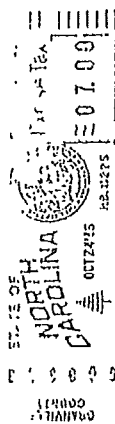
TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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.
P.O. Box 355
Raleigh NC 27614



BOOK 255 PAGE 341

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

Ernest A. Frazier (SEAL)
Ernest A. Frazier

Lillie D. Frazier (SEAL)
Lillie D. Frazier

NORTH CAROLINA

GRANVILLE COUNTY

I, a Notary Public in and for the State and County aforesaid do hereby certify that Ernest A. Frazier and wife, Lillie D. Frazier, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and Notarial Seal, this the 23rd day of October, 1985.

Larry W. Cottrell
Notary Public

My commission expires: 1-12-89

STATE OF NORTH CAROLINA, GRANVILLE COUNTY.

The foregoing certificate of Larry W. Cottrell of Granville County, N.C. (not certified to be correct).

This instrument was presented for registration this day and hour and duly recorded in the office of the Registrar of Deeds of Granville County, N. C. in Book 255, Page 340.

This 24th day of October, A. D. 1985 at 10:35 o'clock A. M.

Recorded and verified: By Larry W. Cottrell Ass't. Registrar of Deeds

\$ 6.50 Rec. Fees \$ 7.00 Stamps

ROYSTER, ROYSTER
& CROSS
ATTORNEYS AT LAW
OXFORD, N. C.

BOOK 678 PAGE 494

(2)

North Carolina
Granville County

Road Maintenance Agreement

The undersigned, Frazier Lane Road Maintenance Committee in the Brassfield Township of Granville County, North Carolina, known as Frazier Farm Subdivision and plotted into individual lots as per survey recorded in Plot 9, page 249, Granville County Registry, hereby agree that the Road Maintenance Committee will be responsible for the road maintenance and upkeep of that 60-foot private road known as Frazier Lane, which serves as an access from said lots to public state road 1705, Old Franklinton Road (or until such time the State Highway Division takes over all responsibilities).

Such road maintenance and upkeep shall be in such a fashion as to make the road (Frazier Lane) reasonably passable for automobile traffic. It is understood that any alterations to the right away of this road must have the consent of the Chairman and Co-Chairman of the Road Maintenance Committee before being made.

It is also understood that any damage to the road is the responsibility of the land owner who invited, hired or requested the presence of the culprit.

It is understood that the Frazier Lane Road Maintenance Committee will seek contributions from each land owner for their equal share of such maintenance and upkeep. Approximately \$60.00 per year will be due each and every April 1. A receipt will be given to each land owner at that time.

It should also be noted that each and every time monies are spent on the road for upkeep, a photocopy of the receipt will be presented/mailed to each landowner.

This 20th Day of September 1995.

Chairman Tommy Wrenn
Tommy Wrenn

Owner: Linnety A. Paul Lot 13

Owner: Keri B. Carpenter Lot 13

Del. To: Edmundson & Sonette, Atty. by Paul Hartman 10-19-95

BOOK 678 PAGE 495

STATE OF NORTH CAROLINA
COUNTY OF GRANVILLE

I, Barbara D. Kerley, a Notary Public of Vance County and state aforesaid, do hereby certify that on this day personally appeared before me, Timothy A. Perry and Kim B. Carpenter, two of the signers and sealers of the foregoing and hereto annexed document and acknowledged the due execution of the same for the purposes therein set forth.

Witness my hand and notarial seal, this the 18th day of October, 1995.

Barbara D. Kerley
Notary Public

My commission expires: 12-12-99



STATE OF NORTH CAROLINA, GRANVILLE COUNTY
The foregoing certificate of Barbara D. Kerley, a Notary Public of Vance County, N.C. is certified to be correct. This instrument was presented for registration and filed in my office in Book 678, Page 494. This 18th day of October, 1995 at 3:15 P.M.
Register of Deeds Barney C. Siler
By [Signature] Assistant/Deputy

EDMUNDSON &
BURNETTE
ATTORNEYS-AT-LAW
FEDERAL BUILDING
SUITE 208
POST OFFICE BOX 428
OXFORD, N.C. 27315
PHONE 692-7087

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BOOK 574 PAGE 881

NORTH CAROLINA
GRANVILLE COUNTYROAD MAINTENANCE AGREEMENT

The undersigned, Ernest A. Frazier, developer of that property in Brassfield Township, Granville County, North Carolina, known as Frazier Farm Subdivision, and platted into lots as per survey recorded in Plat Book 9, page 249, Granville County Registry, hereby agrees that he will be responsible for the upkeep and maintenance (until State highway takeover) of that 60-foot private road known as Frazier Lane, which serves as access from said lots to public road, SR #1705. Such upkeep and maintenance shall be in such a fashion as to make the road reasonably passable for automobile traffic. It is understood that Ernest A. Frazier will seek contribution from each lot owner for their proportionate share of such upkeep, and that the undersigned owners will contribute if other lot owners also contribute to such upkeep.

This the 9 day of August, 1985. 1989

Witness:

Ernest A. Frazier
Ernest A. Frazier

(SEAL)

Stewart M. Pridley
OwnerEdna J. Pridley
Owner

Noted: Stewart M. Pridley, Rt 3, Box 109, Brassfield, NC 27525 10-5-89

BOOK 574 PAGE 882

STATE OF North Carolina COUNTY OF Franklin

I, Kay G. Overby, a Notary Public of Franklin County, North Carolina, certify that:

Ernest A. Frazier personally appeared before me this day, and being duly sworn, stated that in his presence Joel Bradley Oakley, Deborah L. Martin, Benjamin Seagraves, Jr., Shirley Seagraves, Sarah Taylor, Robert D. Pierpoint, James R. Underwood, Loddie S. Ray, George Wrenn, Craig S. Hall, Jane A. Hall, Steve. M. Preddy, and Edna J. Preddy (signed) (acknowledged the execution of) the foregoing instrument.

Witness my hand and official seal, this the 20 day of September, 1989.

Kay G. Overby
Notary Public

(SEAL)



My commission expires: 6-30-91

Ernest A. Frazier

STATE OF NORTH CAROLINA, GRANVILLE COUNTY.

The foregoing certificate(s) of Kay G. Overby,
Notary Public of Franklin

This instrument was presented for registration this day and hour and duly recorded in the office of the Registrar of Deeds of Granville County, N. C. in Book 574, Page 881.

This 2nd day of October, A. D. 1989 at 1:45 o'clock PM.
Recorded and verified: By John D. Mann Registrar of Deeds
Rec. Fee \$ 8.00 Stamp