

CHOWAN County  
LAND TRANSFER TAX  
\$2,472.00

NC REAL PROPERTY  
EXCISE TAX  
\$495.00

Excise Tax

Recording Time, Book and Page

Parcel Identifier No.: 7804-07-68-7314

Verified by Chowan County on the 20<sup>th</sup> day of October, 2006.

by [Signature] TAX # 260811 \$ 2472<sup>00</sup>

Mail after recording to: *Dixon & Thompson Law, PLLC, Attorneys at Law, P.O. Box 24, Edenton, NC 27932*

This instrument was prepared by: Samuel B. Dixon, Attorney at Law, P.O. Box 24, Edenton, NC 27932

Description for the Index: *106 E. King Street*

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 19<sup>th</sup> day of October, 2006 by and between

GRANTOR

**JOHN WASHINGTON GRAHAM, JR., single,  
DONALD C. GRAHAM and wife,  
MELANIE H GRAHAM, and  
ANNE GRAHAM ROWE, single**

GRANTEE

**MICHAEL F. CAVANAGH and wife,  
BARBARA A. CAVANAGH**  
208 Mulberry Hill Lane  
Edenton, NC 278932

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership

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 **Town of Edenton, First Township, Chowan County, North Carolina** and more particularly described as follows:

BEGINNING on the South side of King Street at a point 109-1/2 feet Eastwardly from the Southeast corner of Main (Broad) and King Streets; thence running Southwestwardly 52 feet parallel with Main (Broad) Street; thence Eastwardly 22 feet parallel with King Street; thence Northwardly parallel with Main (Broad) Street, 52 feet to King Street; thence Westwardly along King Street 22 feet to the beginning.

BEGINNING at the Southeast corner of the Cason lot above-described, thence Southwardly parallel with Main (Broad) Street 6 feet; thence Westwardly parallel with King Street 22 feet; thence Northwardly parallel with Main (Broad) Street 6 feet to the Southwest corner of the said Cason lot; thence Eastwardly along the line of the Cason lot and parallel with King Street 22 feet to the beginning.

The property hereinabove described was acquired by Grantors by instrument recorded in Book 138, Page 422, Chowan Co. Registry.

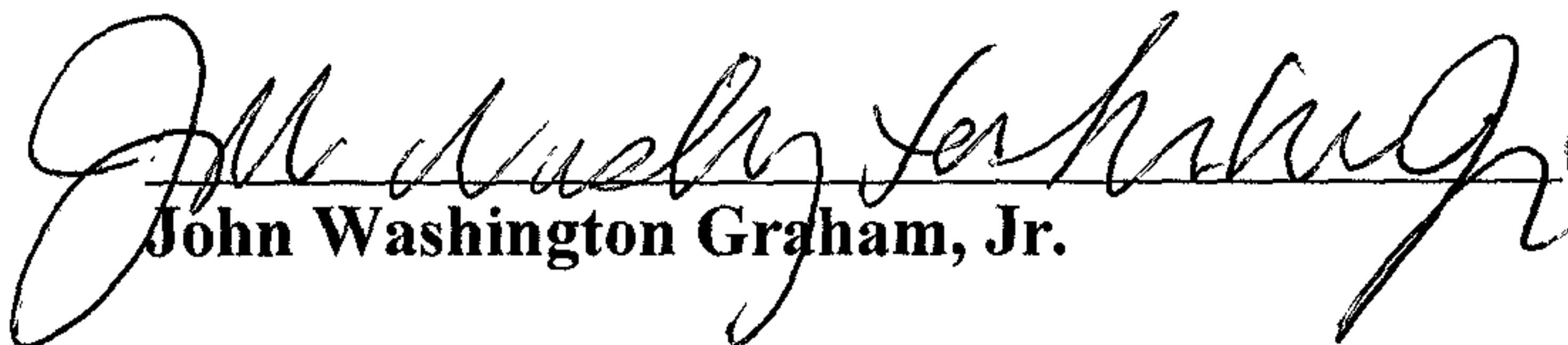
TO HAVE AND TO HOLD the aforesaid lots or parcels of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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.

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

*The above described tract is subject to any easements, rights of way, declarations and restrictions that appear of record.*

**IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.**

 (SEAL)  
John Washington Graham, Jr.

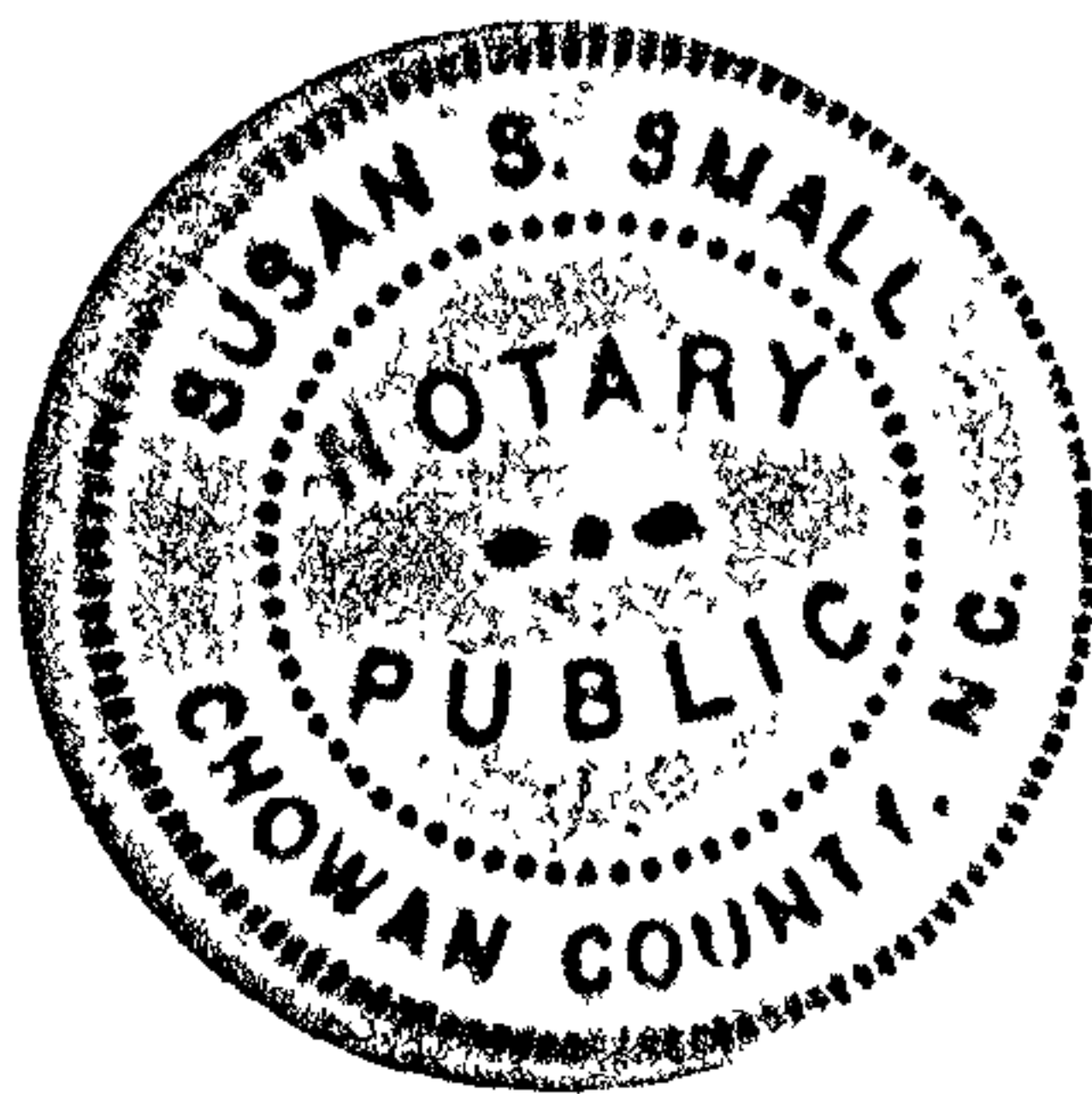
\_\_\_\_\_  
Donald C. Graham (SEAL)

\_\_\_\_\_  
Melanie H. Graham (SEAL)

 (SEAL)  
Anne Graham Rowe

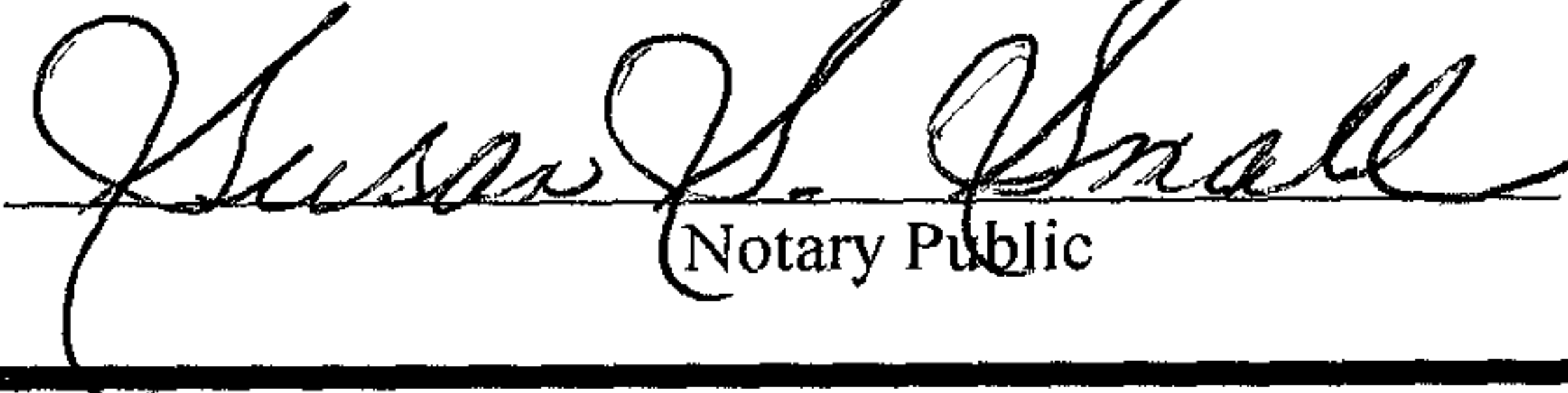
SEAL STAMP

STATE OF NORTH CAROLINA - COUNTY OF CHOWAN



I SUSAN S. SMALL, a Notary Public of the County and State aforesaid, certify that JOHN WASHINGTON GRAHAM, JR., Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 18<sup>th</sup> day of October, 2006.

My commission expires: 4/17/2007  Notary Public

SEAL STAMP

STATE OF SOUTH CAROLINA - CITY/COUNTY OF \_\_\_\_\_

I \_\_\_\_\_, a Notary Public of the County and State aforesaid, certify that DONALD C. GRAHAM and wife, MELANIE H. GRAHAM, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this \_\_\_\_\_ day of October, 2006.

My commission expires: \_\_\_\_\_ Notary Public

The property hereinabove described was acquired by Grantors by instrument recorded in Book 138, Page 422, Chowan Co. Registry.

TO HAVE AND TO HOLD the aforesaid lots or parcels 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.

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

*The above described tract is subject to any easements, rights of way, declarations and restrictions that appear of record.*

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

\_\_\_\_\_  
John Washington Graham, Jr. (SEAL)

*Donald C. Graham*  
Donald C. Graham (SEAL)

*Melanie H. Graham*  
Melanie H. Graham (SEAL)

\_\_\_\_\_  
Anne Graham Rowe (SEAL)

SEAL STAMP

STATE OF NORTH CAROLINA - COUNTY OF \_\_\_\_\_

I \_\_\_\_\_, a Notary Public of the County and State aforesaid, certify that JOHN WASHINGTON GRAHAM, JR., Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this \_\_\_\_\_ day of October, 2006.

My commission expires: \_\_\_\_\_ Notary Public

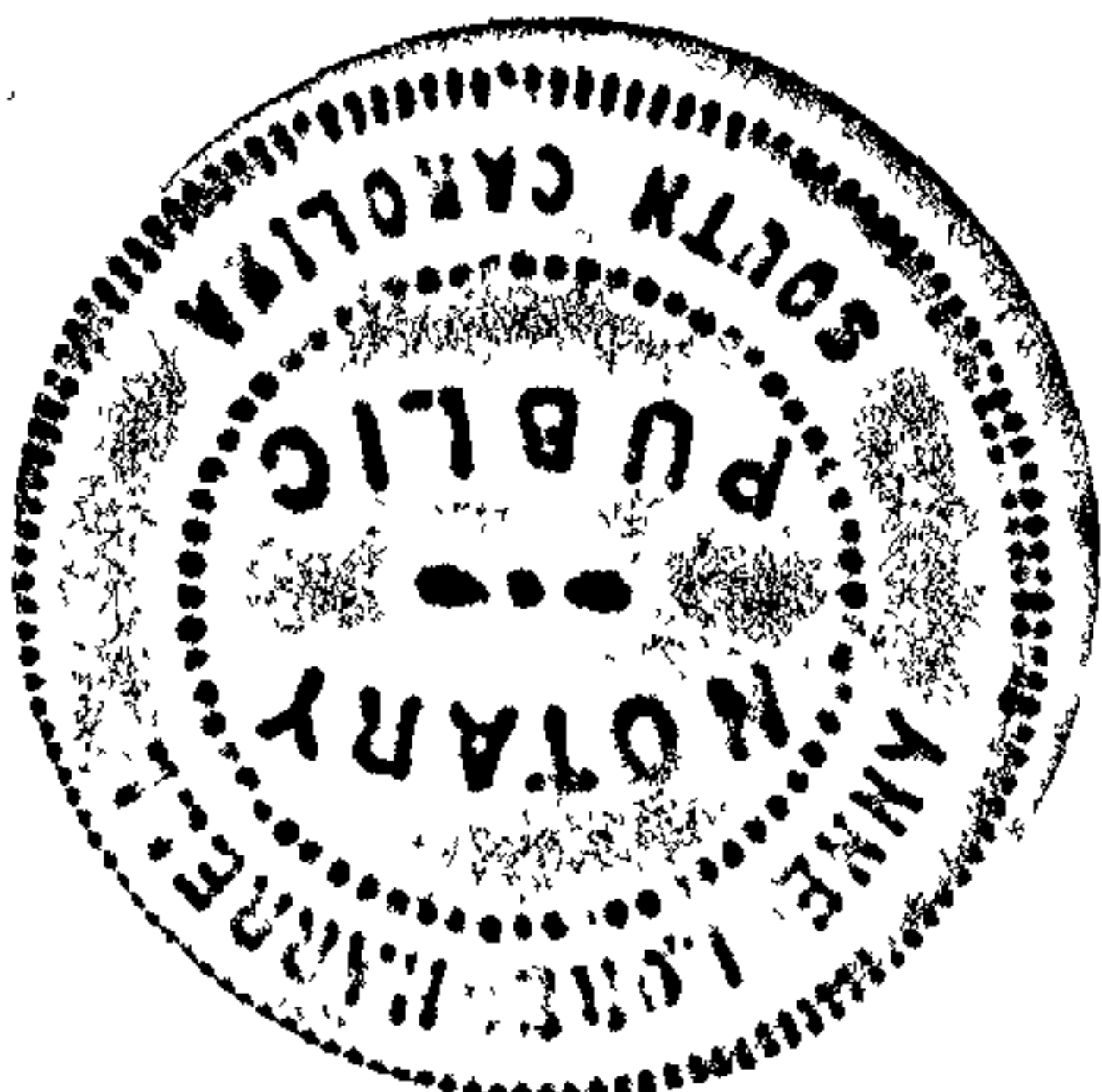
SEAL STAMP

STATE OF SOUTH CAROLINA - CITY/COUNTY OF Beaufort

I *Annelorettarell* a Notary Public of the County and State aforesaid, certify that DONALD C. GRAHAM and wife, MELANIE H. GRAHAM, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

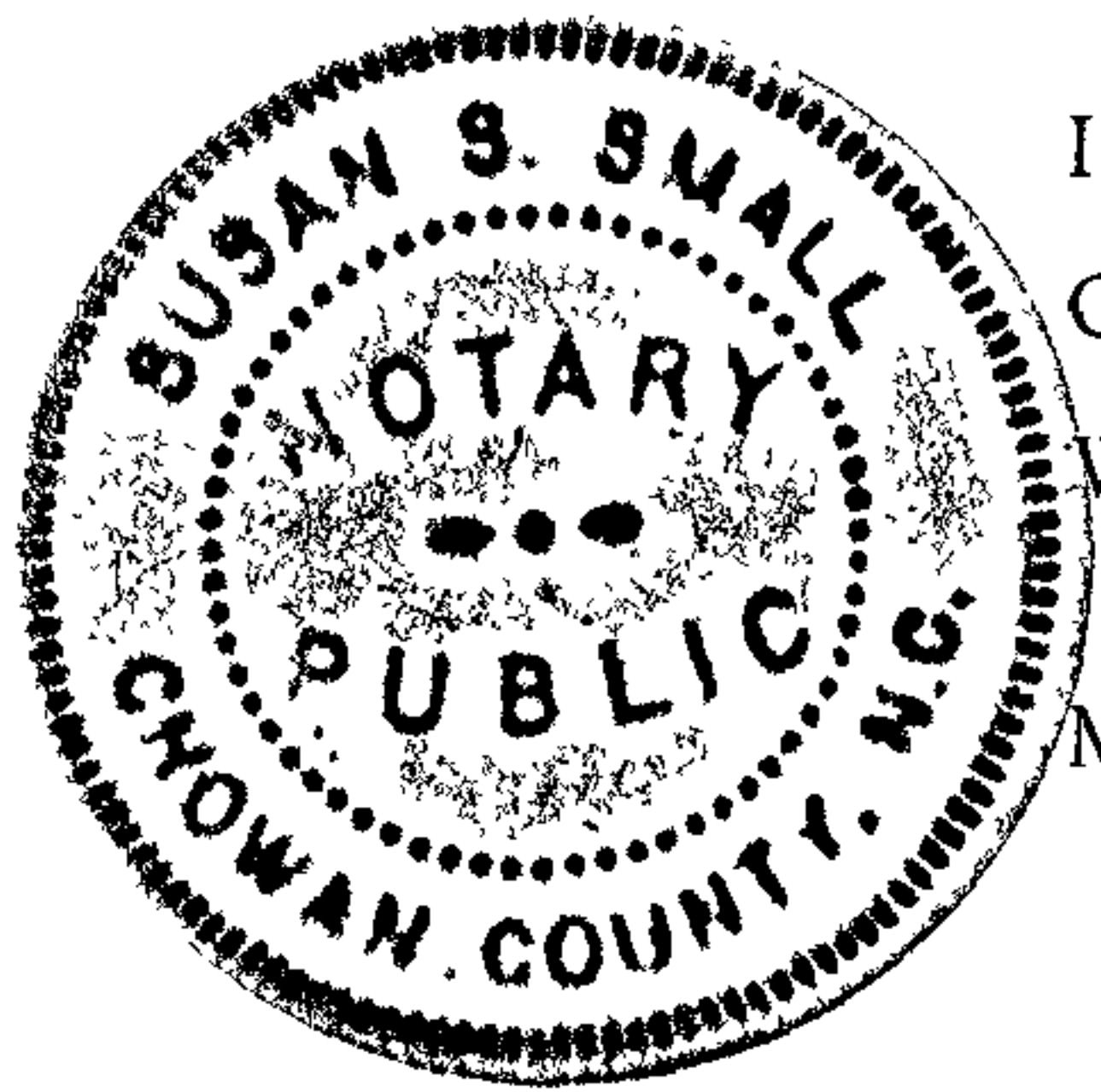
Witness my hand and official stamp or seal, this 18 day of October, 2006.

My commission expires: 8 Aug 2013 *Annelorettarell*  
Notary Public



SEAL STAMP

STATE OF NORTH CAROLINA - COUNTY OF CHOWAN



I SUSAN S. SMALL, a Notary Public of the County and State aforesaid, certify that **ANNE GRAHAM ROWE**, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 20<sup>th</sup> day of October, 2006.

My commission expires: 4/17/2007

*Susan S. Small*  
Notary Public

