

FORSYTH CO, NC 218 FEE: \$ 23.00
PRESENTED & RECORDED: 04/18/2002 3:09PM
DICKIE C. WOOD REGISTER OF DEEDS BY: BOLESP
STATE OF NC REAL ESTATE EXT: \$ 238.00
BK2247 P2899 - P2902



EXCISE TAX: \$238.00

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Drawn by Harry A. Boles, Attorney at Law

MAIL TO: Grantee, 2704 Rocky Branch Road, Walkertown, NC 27051

NORTH CAROLINA) ADMINISTRATOR'S
) DEED
) AND
FORSYTH COUNTY) DEED BY HEIRS-AT-LAW

THIS ADMINISTRATOR'S DEED AND DEED BY HEIRS-AT-LAW is made this the 27th day of March, 2002, from **THE ESTATE OF DEXTER R. KALE**, by and through its Administrator, **TRACY KALE DAVIS; TRACY KALE DAVIS (Individually) and husband, RONNIE DAVIS**, of the State of North Carolina; **MARK RANDALL KALE and wife, DEBBIE KENNER-KALE**, of the State of California, hereinafter referred to collectively as the "Grantor"; to **LARRY B. SLATE and wife, MARIE S. SLATE**, hereinafter referred to as the "Grantee".

WITNESSETH:

THAT, WHEREAS, Dexter R. Kale (herein, the "Decedent") died intestate on January 22, 2001, while a resident of Forsyth County, North Carolina; and whereas, the estate of Dexter R. Kale is being administered by his daughter, Tracy Kale Davis, as Administrator in Estate File Number 01 E 415 in the Office of the Clerk of Superior Court of Forsyth County, North Carolina; and whereas, the heirs-at-law of Dexter R. Kale were Tracy Kale Davis and Mark Randall Kale, his two children.

NOW, THEREFORE, Grantor, in consideration of the sum of One Dollar (\$1.00) and other Valuable Considerations to them in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and by these presents do bargain, sell, and convey unto the Grantee and their heirs, successors, and assigns, a certain tract or parcel of land lying and being in the **Middlefork II Township, Forsyth County, North Carolina**, which is more particularly described as follows:

See Property Description attached hereto as Exhibit A which is incorporated herein by reference.

The above-described property is hereby conveyed subject to the following:

1. **The Restrictive Covenants set out in the conveyance recorded in Deed Book 922 at Page 423; and**
2. **Those easements and rights-of-ways and the dedication to public use thereof set out and described and reserved in the conveyance recorded in Deed Book 922 at Page 423.**

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all privileges and appurtenances thereunto belonging, to the Grantee and their heirs, successors, and assigns in fee simple forever.

And Tracy Kale Davis as Administrator of the Estate of Dexter R. Kale has joined in this conveyance pursuant to North Carolina General Statute Section 28A-17-12(a) and makes no warranties of title concerning the above-described real property. Tracy Kale Davis (Individually) and Mark Randall Kale, the heirs-at-law of the Decedent, **covenant with the Grantee, that they are seized of the premises in fee simple**, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that they (the said heirs-at-law) will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

1. Easements, Restrictions, and rights-of-way of record, if any;
2. The Restrictive Covenants set out in the conveyance recorded in Deed Book 922 at Page 423;
3. Those easements and rights-of-ways and the dedication to public use thereof set out and described and reserved in the conveyance recorded in Deed Book 922 at Page 423; and
4. 2002 ad valorem real property taxes to be prorated between the said heirs-at-law and the Grantee through the date of closing.

IN TESTIMONY WHEREOF, Tracy Kale Davis, acting as Administrator of the Estate of Dexter R. Kale, one of the Grantors herein, has hereunto set her hand and seal the day and year first above written.

IN TESTIMONY WHEREOF, individual Grantors herein have hereunto set their hands and seals the day and year first above written.

THE ESTATE OF DEXTER R. KALE:

By: Tracy Kale Davis (SEAL)
TRACY KALE DAVIS
Administrator

Tracy Kale Davis (SEAL)
TRACY KALE DAVIS, Individually

Ronnie Davis (SEAL)
RONNIE DAVIS

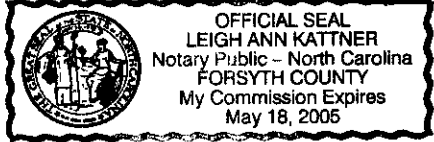
Mark Randall Kale (SEAL)
MARK RANDALL KALE

Debbie Kenner-Kale (SEAL)
DEBBIE KENNER-KALE

NORTH CAROLINA)
FORSYTH COUNTY)

I, the undersigned, a Notary Public of Forsyth County, State of North Carolina, do hereby certify that **Tracy Kale Davis, Administrator of the Estate of Dexter R. Kale**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

This the 1st day of April, 2002.



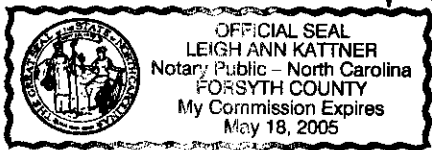
Leigh Ann Kattner
NOTARY PUBLIC

My Commission Expires: 5-18-2005

NORTH CAROLINA)
FORSYTH COUNTY)

I, the undersigned, a Notary Public of Forsyth County, State of North Carolina, do hereby certify that **Tracy Kale Davis, Individually, and husband, Ronnie Davis**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

This the 1st day of April, 2002.



Leigh Ann Kattner
NOTARY PUBLIC

My Commission Expires: 5-18-2005

CALIFORNIA)
SANTA CLARA COUNTY)

I, the undersigned, a Notary Public of Santa Clara County, State of California, do hereby certify that **Mark Randall Kale and wife, Debbie Kenner-Kale**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

This the 28th day of March, 2002.



Hema Kamdar
NOTARY PUBLIC

My Commission Expires: April 2, 2005.

STATE OF NC - FORSYTH CO The foregoing certificate(s) of:

Leigh Ann Kattner
Hema Kamdar NP(s)

is/are certified to be correct at the date of recordation shown on the first page thereof.

Dickie C. Wood, Register of Deeds by: [Signature] Deputy/Asst

EXHIBIT A

Property Description

(01-118/3134) Being a 1.123 acre, more or less, tract or parcel of real property lying in Middlefork II Township, Forsyth County, North Carolina, which is more particularly described as follows:

BEGINNING at an iron stake located in the North right-of-way line of Rocky Branch Road (this point lies within the northern margin of the proposed right-of-way extension of Rocky Branch Road - a proposed private road - and lies North 1° 23' East 30 feet from the southeast corner of the property described in Deed Book 922 at Page 423 of the Forsyth County, North Carolina, Registry), Southwest corner of the property of N. H. Vaughn (Deed Book 764, Page 219), and running thence with the North right-of-way line of (the proposed extension of) Rocky Branch Road North 88° 37' West 200.0 feet to an iron stake (lying in the western boundary line of the property described in Deed Book 922 at Page 423), Southeast corner of the property of Henry F. Morris (now or formerly); running thence North 1° 23' East 246.90 feet to an iron stake (lying at the northwest corner of the property described in Deed Book 922 at Page 423); running thence South 87° 23' 06" East 200.05 feet to an iron stake (lying at the northeast corner of the property described in Deed Book 922 at Page 423); running thence South 1° 23' West 242.60 feet to the place of BEGINNING; containing **1.123 acres**, more or less, according to a survey dated November 14, 1983, by Daniel Donathan, Registered Land Surveyor.

The above-described property is known on the Forsyth County Tax Maps as **Tax Lot 12H, Block 3241, on Map 654878** and is further the same property as that property described in **Book 1420 at Page 1531** of the Forsyth County, North Carolina, Registry.

The above-described property contains all of the real property contained in the legal description to that 1.26 acre tract of land described in the conveyance recorded in Deed Book 922 at Page 423 of the Forsyth County, North Carolina, Registry, except for a thirty foot wide strip of land lying contiguous to and north of the southern boundary line of the said 1.26 acre tract of land which was excepted and recited as having been "dedicated to public use" apparently for an extension of Rocky Branch Road all as more specifically set out in the conveyance recorded in Deed Book 922 at Page 423 the description of which is incorporated herein by reference.