

FORSYTH CO, NC 87 FEE: \$ 29.00
PRESENTED & RECORDED: 11/13/2002 11:02AM
DICKIE C. WOOD REGISTER OF DEEDS BY: BOLESP
STATE OF NC REAL ESTATE EXTX: \$ 38.00
BK 2296 P 2945 - P 2950

J. Boles

return to Bco32
NORTH CAROLINA)
FORSYTH COUNTY)

ESTATE DEED

THIS DEED, made this 12th day of November, 2002, by and among MACIE E. BROWN, widow, CLARK S. BROWN, JR., divorced, JOYA E. BROWN, unmarried, and JOHN THOMAS BROWN, JR., unmarried, as heirs of the ESTATE OF CLARK S. BROWN, and CARLA BROWN RUMPH AND JOYA E. BROWN, as Co-Administrators of the ESTATE OF CLARK S. BROWN, herein collectively referred to as "GRANTORS", and JOSEPH BRANNON, as "GRANTEE":

WITNESSETH THAT:

WHEREAS, CLARK S. BROWN, (hereinafter the "Decedent") died intestate, a resident of Forsyth County, North Carolina, on September 5, 2001; and

WHEREAS, CARLA BROWN RUMPH AND JOYA E. BROWN are the duly qualified and acting Co-Administrators of said Decedent's Estate, having qualified with the Forsyth County Clerk of Superior Court on December 5, 2001 (file number 01 E 2041); and

WHEREAS, the Decedent was survived by his spouse, MACIE E. BROWN, his son, CLARK S. BROWN, JR. and two grandchildren, JOYA E. BROWN AND JOHN THOMAS BROWN, JR. of his predeceased son, JOHN THOMAS BROWN; and

WHEREAS, the Co-Administrators joins in this conveyance for the sole purpose of confirming that the Estate is solvent and has ample funds to pay all debts, taxes, and costs of administration; and,

NOW THEREFORE, for valuable consideration, the receipt of which is hereby acknowledged, each of the GRANTORS have granted, sold and conveyed, and by these presents do grant, sell and convey unto GRANTEE, his heirs, successors and assigns, the following tracts and parcels of land known as 1407 TWENTY SECOND STREET, Forsyth County, North Carolina, and more particularly described as:

BEING KNOWN AND DESIGNATED AS Lot 30 on the Map of Fairview Heights, Andrews Addition, as recorded in Deed Book 97, page 592, and as re-recorded in Plat Book 3, page 27A, in the Office of the Register of Deeds of Forsyth County, North Carolina, to reference is hereby made for a more definite and particular description.

For Further Reference: See deed dated January 31, 1996, by and among, DONALD GALLOWAY and wife, VELICIA B. GALLOWAY, as Grantors, HAMILTON C. HORTON, JR. as Trustee, and CLARK S. BROWN as Grantee, recorded in Book 1887, Page 1287 with the Forsyth County Register of Deeds.

This conveyance is made subject to the provisions of all applicable zoning and land use ordinances, statutes and regulations; ad valorem taxes for 2002 and subsequent years; and all applicable restrictive covenants and utilities easements of record; and any restrictions, easements and rights-of-way of record, recorded in the Office of the Register of Deeds of Forsyth County, North Carolina.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said GRANTEE, his heirs, successors and assigns, forever.

And the said CARLA BROWN RUMPH AND JOYA E. BROWN, Co-Administrators under the Will of CLARK S. BROWN, do covenant that they have not placed or suffered to be placed any presently existing liens or encumbrances on said premises and that they will warrant and defend the title to the same against the lawful claims of all persons claiming by, through, under or on account of GRANTORS, insofar as it is their duty to do by virtue of their office as Co-Administrators, but no further, subject to the conditions, restrictions, reservations and easements, if any, duly of record constituting constructive notice thereof.

And the said GRANTORS covenant that they have done nothing since inheriting the aforesaid tract or parcel of land from CLARK S. BROWN to impair or injuriously affect title to the same and that they have not placed or suffered to be placed any presently existing liens or encumbrances on said premises held by them, and that they will warrant and defend the title to the same against the lawful claims of all persons claiming by, through, under, or on account of GRANTORS during their ownership, but no further. This conveyance is expressly subject to those conditions, restrictions, reservations and easements, if any, duly of record, constituting constructive notice thereof.

The designation Grantors 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.

IN TESTIMONY WHEREOF, GRANTORS and CARLA BROWN RUMPH AND JOYA E. BROWN, Co-Administrators of the ESTATE OF CLARK S. BROWN, have hereunto set their hand and seal this the day and year first above written.

Macie E. Brown by AIE (SEAL) Clark S. Brown Jr. (SEAL)
Macie E. Brown *Carla Brown Rumph* Clark S. Brown, Jr.

Carla Brown Rumph (SEAL) Carla Brown Rumph (SEAL)
By Carla Brown Rumph, Attorney in Fact By Carla Brown Rumph Brown, Attorney-in-Fact

John Thomas Brown (SEAL) Joya E. Brown (SEAL)
John Thomas Brown Joya E. Brown

Carla Brown Rumph (SEAL)
By Carla Brown Rumph Attorney-in-Fact

Carla Brown Rumph (SEAL)
Carla Brown Rumph Co-Administrator

Joya E. Brown (SEAL)
Joya E. Brown, Co-Administrator

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, RUTH WILLIAMS, a Notary Public for said State and Davie County do hereby certify that CARLA BROWN RUMPH Attorney in Fact for MACIE E. BROWN, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of MACIE E. BROWN, and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in Book 2296, Page 294, Forsyth County, N.C. Registry, as recorded on November 13, 2002, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney; that the said CARLA BROWN RUMPH acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said MACIE E. BROWN.

WITNESS my hand and Notarial Seal, this the 12th of November, 2002.

My Commission Expires:

August 30, 2007

Ruth Williams
Notary Public

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, RUTH WILLIAMS, a Notary Public for said State and Davie County do hereby certify that CARLA BROWN RUMPH Attorney in Fact for CLARK S. BROWN, JR., personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of CLARK S. BROWN, and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in Book 2296, Page 294, Forsyth County, N.C. Registry, as recorded on November 13, 2002, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney; that the said CARLA BROWN RUMPH acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said CLARK S. BROWN.

WITNESS my hand and Notarial Seal, this the 12th of November, 2002.

My Commission Expires:

August 30, 2007

Ruth Williams
Notary Public

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, RUTH WILLIAMS, a Notary Public for said State and Davie County do hereby certify that CARLA BROWN RUMPH Attorney in Fact for JOHN THOMAS BROWN, JR., personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of JOHN THOMAS BROWN, JR., and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in Book 12216, Page 2437, Forsyth County, N.C. Registry, as recorded on November 13, 2002, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney; that the said CARLA BROWN RUMPH acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said JOHN THOMAS BROWN, JR.

WITNESS my hand and Notarial Seal, this the 12th of November, 2002.

My Commission Expires:
August 30, 2007

Ruth Williams
Notary Public

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, RUTH WILLIAMS, a Notary Public for said State and Davie County do hereby certify that JOYA E. BROWN, in her individual capacity as heir of the ESTATE OF CLARK S. BROWN and in her fiduciary capacity as CO-ADMINISTRATOR OF THE ESTATE OF CLARK S. BROWN, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal, this 12th of November, 2002.

My Commission Expires:
August 30, 2007

Ruth Williams
Notary Public

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

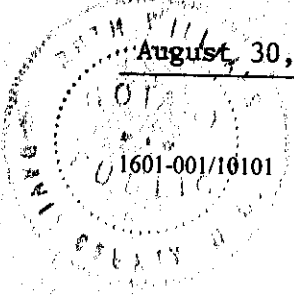
I, RUTH WILLIAMS, a Notary Public for said State and Davie County do hereby certify that CARLA BROWN RUMPH, as CO-ADMINISTRATOR of the ESTATE OF CLARK S. BROWN, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal, this 12th of November, 2002.

My Commission Expires:

August 30, 2007

Ruth Williams
Notary Public



STATE OF NC - FORSYTH CO

The foregoing certificate(s) of:

Ruth Williams, NC
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