

FORSYTH CO, NC 88 FEE:\$ 17.00
PRESENTED & RECORDED: 11/13/2002 11:02AM
DICKIE C. WOOD REGISTER OF DEEDS BY:BOLESF
STATE OF NC REAL ESTATE EXTJ:\$ 56.00
BK 2296 P 2951 - P 2952



PREPARED BY: JOHN R. COMBS

RETURN TO: Box 32

NORTH CAROLINA)
) GENERAL WARRANTY DEED
FORSYTH COUNTY)

THIS DEED made this 12 day of November 2002, by and between JAMES A. HARRIS AND WIFE, VERMEL M. HARRIS, (hereinafter referred to as "Grantors), and JOSEPH BRANNON (hereinafter referred to as "Grantee").

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.

WITNESSETH:

That the Grantors, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in _____ Township, Forsyth County, North Carolina, and more particularly described as follows:

BEGINNING at a point located in the Northeast corner of that property conveyed to Richard E. Nash in Deed Book 1027, Page 269, Forsyth County registry, said beginning point also being located North 88 degrees 20 mins East 74.18 feet from the southeast intersection of Third Street and Dunleith Avenue, and running from said beginning point along the southern right-of-way of Third Street, North 88 degrees 20 mins East 72.44 feet to an iron; thence South 1 degree 38 mins. East 154.23 feet along the West line of an alley to an iron; thence South 87 degrees 45 mins 40 secs. West 71.95 feet to an iron; thence North 1 degree 49 mins. West 154.95 feet to the point and place of Beginning, said

property being known as Block 533, Lot 107, Forsyth County Registry.

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

And the Grantors covenant with the Grantee, that Grantors 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 Grantors will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property herein above described is subject to the following exceptions: Easements and restrictions of record.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal as of the day and year first above written.

James A. Harris (SEAL)
James A. Harris

Vermel M. Harris (SEAL)
Vermel M. Harris

STATE OF NORTH CAROLINA - County of Forsyth

I, a Notary Public of Davie County, State aforesaid, certify that James A. Harris and wife, Vermel M. Harris, each, personally appeared before me this day and acknowledge the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 12 day of Nov, 2002.

Ruth Wilkerson
Notary Public

My Commission Expires:

8-30-2007

State of North Carolina - County of Forsyth

The foregoing certificate of Ruth W. Williams, NP is certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR FORSYTH COUNTY

DICKIE C. WOOD, REGISTER OF DEEDS

By: Keren Dodson, Asst.