

FORSYTH CO, NC 94 FEE: \$ 20.00  
PRESENTED & RECORDED: 11/25/2002 11:15AM  
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS  
NO TAXABLE CONSIDERATION

BK2300 P 515 - P 517

**DRAFTED BY: GORDON W. JENKINS**  
Wells Jenkins Lucas & Jenkins, PLLC  
Suite 200, 155 Sunnynoll Court  
Winston-Salem, North Carolina 27106

**RECORDING TIME**

**\*NO TAXABLE CONSIDERATION\***

**NO TITLE SEARCH PERFORMED OR REQUESTED**

**EXCISE TAX**

**PROBATE AND FILING FEE \$ \_\_\_\_\_ PAID**

Tax Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Parcel Identifier No.: \_\_\_\_\_

Property Address: \_\_\_\_\_

Mail after recording to: Robert L. Durrah, Jr., 136 Lafayette Street, Bridgeport, Connecticut 06604

Mail future tax bills to: Robert L. Durrah, Jr., 136 Lafayette Street, Bridgeport, Connecticut 06604

**FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 22<sup>nd</sup> day of November, 2002, by and between

**GRANTOR**

Robert L. Durrah and Wife, Daisy H. Durrah

**GRANTEE**

Robert L. Durrah, Jr.

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 Grantors, in consideration of (\$10.00) TEN DOLLARS AND OVC to them 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, a portion of that certain lot or parcel of land in Forsyth County, North Carolina, more particularly described as follows:

**All our remaining interest in the property described on Exhibit A, subject to the special power of appointment retained by Robert L. Durrah and Daisy H. Durrah, which is set out in the attached Exhibit A attached hereto and incorporated herein by reference for a more particular description.**

The above land was conveyed to Grantor by \_\_\_\_\_ (see book number \_\_\_\_\_ page \_\_\_\_\_)  
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, subject to a special power of appointment retained by Robert L. Durrah and Daisy H. Durrah. 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, 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, subject to easements and restrictions of record, if any.

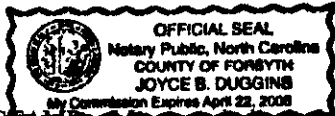
IN WITNESS WHEREOF the Grantors have set their hand and seal the day and year first above written.

Robert L. Durrah (seal)  
Robert L. Durrah

Daisy H. Durrah (seal)  
Daisy H. Durrah

STATE OF NORTH CAROLINA - FORSYTH COUNTY

I, Joyce B. Duggins a Notary Public of Forsyth County, North Carolina, do hereby that Robert L. Durrah and Wife, Daisy H. Durrah, personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 22<sup>nd</sup> day of November, 2002.



SEAL/Stamp My Commission expires April 22, 2006.

Joyce B. Duggins  
Notary Public

The foregoing Certificate(s) of Joyce B. Duggins, NP is/are certified to be correct.

This the 25 day of Nov., 2002.

Register of Deeds for Forsyth County by: Fred DeLo Deputy/Assistant

DICKIE C. WOOD, REGISTER OF DEEDS

**Exhibit A**  
**Property Description**

Tract One:

Being known and designated as Lot Number Five (5) as shown on the Map of Winston Lake Estates as surveyed and platted by William Osborn Doggett, Registered Surveyor, which map is recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 21, Page 139 and to which map reference is hereby made for a more particular description. For further reference, see Deed Book 871, Page 62, Forsyth County Registry.

Each of the Grantors reserves the power to appoint the property interest conveyed by the respective Grantor hereunder, in whole or in part, to or for the benefit of any one or more of the issue, siblings or niece of Daisy H. Durrah, of such Grantor in such proportions, outright or upon such trusts, terms, and conditions as a Grantor may specify by a writing executed and acknowledged by such Grantor during his or her lifetime and recorded in the Forsyth County Registry of Deeds within sixty (60) days of the date of such exercise, or by the last Will or Codicil of a Grantor making specific reference hereto. In the latter case, failure to record notice of any such exercise of this power in the Forsyth County Registry of Deeds within sixty (60) days of a Grantor's death shall be conclusively treated as a default in the exercise of the power by such Grantor. A release of the power reserved hereunder, in whole or in part, shall be effective when recorded with the Forsyth County Registry of Deeds. Any exercise or release of the foregoing powers may be made by the attorney-in-fact for each of the Grantors under a durable power of attorney. Each Grantor does not retain the power to appoint any property to himself or herself, to his or her creditors, to his or her estate or to the creditors of his or her estate.

Tract Two:

Being known and designated as Lot No. 18, Block 19, as set out upon the Plat of Bon Air Property, said plat being recorded in Plat Book 3, at Page 25, in the Office of the Register of Deeds, Forsyth County, North Carolina, reference to which plat is hereby made for a more particular description. For further reference, see Deed Book 1028, Page 481, Forsyth County Registry.

Robert L. Durrah reserves the power to appoint the property conveyed hereunder, in whole or in part, to or for the benefit of any one or more of his issue, siblings or the niece of his wife, in such proportions, outright or upon such trusts, terms, and conditions as he may specify by a writing executed and acknowledged during his lifetime and recorded in the Forsyth County Registry of Deeds within sixty (60) days of the date of such exercise, or by his last Will or Codicil making specific reference hereto. In the latter case, failure to record notice of any such exercise of this power in the Forsyth County Registry of Deeds within sixty (60) days of his death shall be conclusively treated as a default in the exercise of the power. A release of the power reserved hereunder, in whole or in part, shall be effective when recorded with the Forsyth County Registry of Deeds. Any exercise or release of the foregoing powers may be made by his attorney-in-fact acting under a durable power of attorney. Robert L. Durrah does not retain the power to appoint any property to himself, to his creditors, to his estate or to the creditors of his estate.