

FORSYTH CO, NC **92** FEE:\$ 20.00
PRESENTED & RECORDED: 01/14/2004 1:00PM
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS
STATE OF NC REAL ESTATE EXTJ:\$ **12.00**
BK2438 P 542 - P 544

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 12.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: PICK UP Wyatt Early Harris Wheeler, LLP (Box 177, Forsyth County Registry)This instrument was prepared by: David N. Woods (Wyatt Early Harris Wheeler, LLP)

Brief description for the Index: _____

THIS DEED made this 13th day of January, 2004, by and between

GRANTOR

GRANTEE

Jewel S. Tuttle (widow)
(also known as, without limitation,
Velma Jewel S. Tuttle)

Jerry R. Brown, Jr. and wife,
Robbin Leigh Jones

P.O. Box 294
Wallburg, NC 27373

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 acknowledged, 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 Forsyth County, North Carolina and more particularly described as follows:

See attached Exhibit A, which is incorporated herein by reference, for legal description.

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 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, other than the following exceptions: restrictions, easements and rights of way of record, if any, and to ad valorem taxes for the current year and subsequent years.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Jewel S. Tuttle

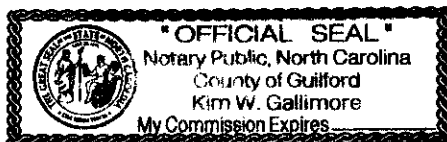
By: Bobby L. Johnson (SEAL)
Bobby L. Johnson, attorney-in-fact

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, Kim W Gallimore, Notary Public of said State and County, do hereby certify that **Bobby L. Johnson**, as Attorney-In-Fact for **Jewel S. Tuttle**, personally appeared before me this day and being by me duly sworn doth state that he executed the foregoing Deed for and on behalf of **Jewel S. Tuttle**; that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds for Forsyth County, North Carolina, in Book 2139, Page 3399 on the 25th day of October, 2000, and that this instrument was executed under and by virtue of the authority given by said instrument granting **Bobby L. Johnson** power of Attorney; and that the said **Bobby L. Johnson** acknowledged the due execution of the foregoing and annexed Deed for the purposes therein expressed for and on behalf of the said **Jewel S. Tuttle**.

Witness my hand and notarial seal/stamp this 13th day of January, 2004.

Kim W Gallimore
Notary Public
My Commission Expires: 08-22-05



STATE OF NC - FORSYTH CO

The foregoing certificate(s) of:

Kim W Gallimore NP(s)

is 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

BEGINNING at an iron found in the southern margin of the right of way of Ada Avenue, a corner with the property of Patrick Lundergan (Deed Book 1880 Page 3577); thence from the BEGINNING point and along and with the southern margin of the right of way of Ada Avenue south $87^{\circ} 29' 29''$ east 88.83 feet to an iron set; thence along and with a new line south $2^{\circ} 30' 31''$ west 165.83 feet to an iron set, a corner with lots shown on plat recorded in Plat Book 12 Page 192; thence along and with the property line of lots shown on plat recorded in Plat Book 12 Page 192 north $87^{\circ} 38' 00''$ west 88.96 feet to an iron found, another corner with the property of Patrick Lundergan (Deed Book 1880 Page 3577); thence along and with the property line of Lundergan north $2^{\circ} 33' 22''$ east 166.05 feet to the point and place of BEGINNING and being all of Tract "A" consisting of 14,752 square feet/0.339 acres, more or less, as shown on survey by David Bradley Coe, professional land surveyor dated December 3, 2003, Job No. 2003247 and being Tax Lots 17, 18 and 19 in Block 2228.