

FORSYTH CO, NC 152 FEE: \$ 17.00
PRESENTED & RECORDED: 01/16/2004 1:20PM
DICKIE C. WOOD REGISTER OF DEEDS BY: POINDE
NO TAXABLE CONSIDERATION
BK2438 P2859 - P2860

Prepared by: J. LaRoss Ketner, Attorney
Return to Grantee: 1128 Center Road, Yadkinville, NC 27055
Future tax bills to Grantee

STATE OF NORTH CAROLINA)
) NORTH CAROLINA
) GENERAL WARRANTY DEED
COUNTY OF FORSYTH)

THIS DEED, made this 14 day of January, 2004, by and between Terry Transou Branscomb, Widow and Administrator of the Estate of David Alan Branscomb, (see Estate file 03E172, Yadkin County Clerk of Court Office, Yadkinville, North Carolina); (hereinafter called "Grantor") and Terry Transou Branscomb (widow) and Jennifer Branscomb Starr (Daughter of the deceased), together being the sole heirs of David Alan Branscomb, as tenants in common (hereinafter called "Grantee"). 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, have and by these presents do grant, bargain, sell and convey unto the Grantee and its successors and assigns, in fee simple all that certain tract or parcel of land situated in Stokes County, North Carolina, which is more particularly described as follows:

BEGINNING at an iron stake in the south margin of the right of way of U. S. Highway #421 at the point of intersection of the east margin of the right of way of Nandina Lane with said U. S. Highway #421; thence with the south margin of the right of way of U. S. Highway #421, North 63° 34' East 160 feet to an established iron stake, corner with James V. Tuttle; thence with the west line of James V. Tuttle owning Lot #1 of the A. G. Wright Subdivision South 4° 05' West 155.4 feet to an iron stake, the northeast corner of Frank O. Taylor property' thence with the Frank O. Taylor property North 86° 56' West 142.10 feet to an iron stake in the east margin of the right of way of Nandina Lane; thence with the east margin of the right of way of Nandina Lane, North 7° 15' East 76.81 feet to an iron stake, the POINT AND PLACE OF BEGINNING, containing 0.371 acres, more or less, according to survey and unrecorded plat made by John T. Morgan, R.L.S., on May 8, 1969.

Being in all respects that same property conveyed to

David Alan Branscomb by deed recorded in Book 1489, Page 871, Forsyth County Registry.

INFORMALLY known as Tax Block 5373, Lot 001A, Forsyth County Tax Records and having the address of 2040 West Mountain Street, Kernersville, NC 27284.

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 the Grantor is seized of the premises in fee simple, that he has the right to convey the same in fee simple, that title is marketable and free and clear from all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, except for the exceptions hereinafter stated.

Title on the property hereinabove described is subject to the following exceptions:

- a) 2004 and succeeding years' ad valorem taxes, not yet due and payable.
- b) This conveyance is made expressly subject to the conditions, restrictions, reservations and easements, if any, duly of record, constituting constructive notice thereof.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

Terry Transou Branscomb (SEAL)
 Terry Transou Branscomb, Administrator of the
 Estate of David Alan Branscomb

State of North Carolina
 County of Forsyth

I, J. L. Ketner, a Notary Public of the County and State aforesaid, certify that **Terry Transou Branscomb** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 14 day of January, 2004.

OFFICIAL SEAL
 NOTARY PUBLIC, North Carolina
 County of Forsyth
 J. L. Ketner
 My Commission Expires: 5/6/2006

J. L. Ketner
 Notary Public

My Commissions Expire: — STATE OF NC - FORSYTH CO
J. L. Ketner

The foregoing certificate(s) of:

is certified to be correct at the date of recordation shown on the first page thereof, NP(s)
 Dickie C. Wood, Register of Deeds by: [Signature] Deputy Asst.