

2005007888 00160



FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT

\$46.00

PRESENTED & RECORDED:

02-08-2005 12:24 PM

DICKIE C WOOD
REGISTER OF DEEDS

By: E NAVARRO DPTY

BK:RE 2540

PG:62-66

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

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

By: _____

Mail/Box to: # 78 _____

This instrument was prepared by: David L. Wilson, Jr. _____

Brief description for the Index: _____

THIS DEED made this 7th day of February, 2005, by and between

GRANTOR

GRANTEE

Lindsay H. Brandon (Unmarried)

Eric C. Bost

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 the City of _____, Old Town Township, Forsyth County, North Carolina and more particularly described as follows:

See Exhibits A, B, and C attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

A map showing the above described property is recorded in Plat Book _____ 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. 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: Easements, restrictions and rights of way of record, if any, and 2005 ad valorem taxes.

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

(Entity Name) Lindsay H. Brandon (SEAL)
By: _____ (SEAL)
Title: _____
By: _____ (SEAL)
Title: _____
By: _____ (SEAL)
Title: _____
USE BLACK INK ONLY

SEAL-STAMP



USE BLACK INK ONLY State of North Carolina - County of Forsyth
I, the undersigned Notary Public of ^{DAVIE} the County and State aforesaid, certify that Lindsay H. Brandon personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 7th day of February, 2005.
My Commission Expires: July 4, 2007 Martha B. Warren Notary Public

SEAL-STAMP

USE BLACK INK ONLY State of North Carolina - County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of each entity, he signed the forgoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20___.
My Commission Expires: _____ Notary Public

SEAL-STAMP

USE BLACK INK ONLY State of North Carolina - County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that _____
Witness my hand and Notarial stamp or seal this _____ day of _____, 20___.
My Commission Expires: _____ Notary Public

The foregoing Certificate(s) of Martha B. Warren, J is/are 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.

DICKIE C. WOOD, REGISTER OF DEEDS Register of Deeds for FORSYTH County
By: _____ Deputy/Assistant Register of Deeds

Exhibit A

A certain tract of land located in Old Town Township, Forsyth County, North Carolina and being more particularly described as follows:

BEGINNING at an existing iron pipe, said pipe being the southwest corner of Lot 1, Section 2 of Retnuh Hills as shown on Plat Book 12, page 150, Forsyth County Registry, runs thence along the eastern right-of-way of Retnuh Drive N 09-32-56 E 134.52 feet to an existing iron pipe, runs thence with the southern right-of-way of Retnuh Drive S 88-11-24 E 73.23 feet to an existing iron pipe, runs thence S 01-24-29 W 138.31 feet to an existing iron pipe, said pipe being the southeast corner of Lot 3, Section 2 of Retnuh Hills, runs thence along the southern lines of Lots 3, 2, and 1, Section 2 of Retnuh Hills N 85-04-43 W 35.35 feet to an iron pipe set and N 85-04-43 W 57.10 feet to the point and place of BEGINNING, containing 11,262 square feet and being shown as New Lot 1, Recombination Survey of Property of Carl Raymond Archie, Sr. Also shown as Lots 1, 2, and 3 of Tax Block 2258A according to Forsyth County Tax maps.

MINOR SUBDIVISION
APPROVAL
Mary Robert / 11.11.04
Director / City-County date
Planning Board

Exhibit B

A certain tract of land located in Old Town Township, Forsyth County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing iron pipe located in the northern right-of-way of Athens Drive, said pipe being the southeast corner of Lot 4 of the P.K. Mickey Property as shown on Plat Book 9, page 173, runs thence N 03-10-35 W 133.00 feet to an iron pipe set in the southern line of Lot 2, Section 2 of Retnuh Hills as shown in Plat Book 12, page 150, runs thence S 85-04-43 E 35.35 feet to an existing iron pipe, runs thence S 85-22-53 E 37.43 feet to an iron pipe set in the southern line of Lot 5, Section 2 of Retnuh Hills, runs thence S 02-11-11 E 121.38 feet to an iron pipe set in the northern right-of-way of Athens Drive, runs thence along the northern right-of-way of Athens Drive S 85-29-11 W 70.04 feet to the point and place of BEGINNING, containing 9039 square feet and being shown as New Lot 3, Recombination Survey of Property of Carl Raymond Archie, Sr. Also shown as a portion of Lot 106B, Tax Block 2258 and Lot 102A, Tax Block 2258 according to Forsyth County Tax maps.

MINOR SUBDIVISION
APPROVAL

Harry Roberts / 11.16.04
Director, City-County Planning Board date

Exhibit C

A certain tract of land located in Old Town Township, Forsyth County, North Carolina, and being more particularly described as follows:

BEGINNING at an iron pipe set in the northern right-of-way of Athens Drive, said pipe being located S 85-29-11 W 127.66 feet from the southwest corner of property of Fousel C. El as shown in Deed Book 2385, page 3810, runs thence N 02-11-11 W 121.38 feet to an iron pipe set in the southern line of Lot 5, Section 2 of Retnuh Hills, runs thence S 85-22-53 E 37.56 feet to an existing iron pipe, runs thence S 01-17-51 W 52.09 feet to an existing iron pipe, runs thence N 86-26-49 E 91.57 feet to an existing iron pipe, runs thence S 03-35-52 E 61.97 feet to a solid iron pipe in the northern right-of-way of Athens Drive runs thence S 85-29-11 W 127.66 feet to the point and place of BEGINNING, containing 9939 square feet and being shown as New Lot 4, Recombination Survey of Property of Carl Raymond Archie, Sr. Also shown as a portion of Lot 102A, Tax Block 2258 according to Forsyth County Tax maps.

MINOR SUBDIVISION
APPROVAL

Henry Roberts 11.11.09
for Director, City-County Planning Board date