


2005010755 00161


 FORSYTH CO, NC FEE \$20.00  
**NO TAXABLE CONSIDERATION**  
 PRESENTED & RECORDED:  
 02-22-2005 01:20 PM  
 DICKIE C WOOD  
 REGISTER OF DEEDS  
 By: PATSY RUTH DAVIS DPTY  
**BK:RE 2542**  
**PG:4285-4287**

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_  
 By: \_\_\_\_\_

Mail/Box to: #26

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)	LINDSAY H. BRANDON

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 EXHIBIT A attached hereto and incorporated herein by reference.

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

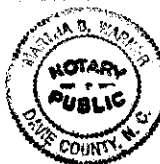
A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

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 J. 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  
Davie  
I, the undersigned Notary Public of 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. Warner  
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 Warner 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 FORSYTH on the first page hereof.

**DICKIE C. WOOD, REGISTER OF DEEDS** Register of Deeds for \_\_\_\_\_ 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 S 85-04-43 E 57.10 feet to an iron pipe set, runs thence S 03-10-35 E 133.00 feet to an existing iron pipe in the northern right-of-way of Athens Drive, runs thence with the northern right-of-way of Athens Drive S 84-46-42 W 74.11 feet to an existing iron pipe, runs thence N 03-47-28 E 144.82 feet to the point and place of BEGINNING, containing 9062 square feet and being shown as New Lot 2, Recombination Survey of Property of Carl Raymond Archie, Sr. Also shown as a portion of Lot 106B, Tax Block 2258 according to Forsyth County Tax maps.

MINOR SUBDIVISION  
APPROVAL

*Gary Roberts*, 11.11.04  
Director, City-County Planning Board