

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

LINDSAY H. BRANDON (Unmarried)

GRANTEE

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 H. Brandon* (SEAL)

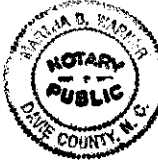
By: _____ (SEAL)
Title: _____

By: _____ (SEAL)
Title: _____

By: _____ (SEAL)
Title: _____

USE BLACK INK ONLY

SEAL-STAMP



USE BLACK INK ONLY State of North Carolina - County of Forsyth
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 shown on the first page hereof. **DICKIE C. WOOD, REGISTER OF DEEDS** **FORSYTH**

By: _____ Register of Deeds for _____ County
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 B. Smith, 11.11.04
for Director, City-County Planning Board date