

2006016086 00223

FORSYTH CO, NC FEE \$17.00
 STATE OF NC REAL ESTATE EXT
\$70.00
 PRESENTED & RECORDED:
 03-17-2006 02:55 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: E NAVARRO DPTY
BK:RE 2646
PG:2455-2456

Excise Tax \$70.00	Block 1632 Lot 206
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Drawn by: Norman L. Nifong (Box 33)
 Mail future tax bills to: Grantee, 400 Gobble Lane, Winston-Salem, NC 27107
 Property Address: 521 W. Brookline Street, Winston-Salem, NC 27127

NORTH CAROLINA EXECUTOR'S DEED

THIS DEED made this the 16th day of March, 2006, by and between

GRANTOR	GRANTEE
LINDA MARIE JARVIS, Executor of the Estate of Mildred Johnson Murphy	RICKY H. GOBBLE, a married individual

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 WHEREAS, Mildred Johnson Murphy died testate and her will dated the 15th day of July, 1975 was duly probated in Superior Court of Forsyth County and appears, together with the probate proceedings thereon, in the Office of the Clerk of Superior Court of Forsyth County; and

WHEREAS, certain provisions of the last will of Mildred Johnson Murphy contains ambiguous language as to the division of estate property between Larry Raymond Murphy and Linda Marie Jarvis;

WHEREAS, Larry Raymond Murphy was declared incompetent on October 18, 2004;

WHEREAS, an action was filed in Forsyth County, North Carolina and identified as Case # 2006 CVS 411 seeking a declaratory judgment to determine the division of the estate according to the intent of the testator which action was heard at the February 27, 2006 session of Superior Court, Forsyth County, and upon hearing arguments of counsel for Linda Marie Jarvis and the Guardian Ad Litem appointed for Larry Raymond Murphy, the Court determined that the property located at 521 W. Brookline Street, Winston-Salem, NC 27127 is part of the estate assets to be divided among the heirs; and,

WHEREAS, the Court ruled that the Executor, Linda Marie Jarvis, is authorized to sell the property located at 521 W. Brookline Street, Winston-Salem, NC 27127 and by inference approves the sale of such portion of the property belonging to the estate of Larry Raymond Murphy, Incompetent, upon such terms as may be determined by Linda Marie Jarvis, the Executor of the Estate of Mildred Johnson Murphy.

NOW, THEREFORE, the Grantor, acting as Executor as foresaid, in consideration of the premises and the sum of One Hundred Dollars (\$100.00 & OVC) and other valuable considerations to her paid by the Grantee, the receipt of which is hereby acknowledged, and under authority granted in said will, have bargained and sold, and by these presents do grant, bargain, sell and convey unto the said RICKY H. GOBBLE, a married individual, and to the heirs and assigns of said Grantee all that certain lot or parcel of land in Forsyth County, North Carolina, being more particularly described as follows:

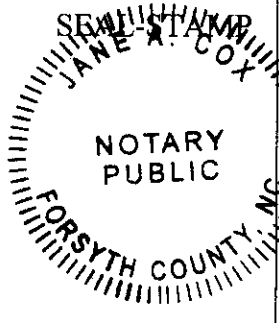
BEGINNING at an iron stake in the north line of Brookline Street (formerly Lexington Drive), 197.7 feet eastwardly from the east line of Daniel Street, a new corner; thence along a new line North 03 degrees 26 minutes West 95.4 feet to an iron stake on the south bank of a creek; thence continuing along said line 5.6 feet to a point in the center of said creek; thence northeastwardly with the center of said creek 68.3 feet to a point, a new corner; thence South 01 degree 54 minutes West 5.1 feet to an iron stake on the south bank of said creek; thence continuing with said line 108.4 feet to an iron stake in the curved north line of Brookline Street; thence with the curved north line of Brookline Street South 82 degrees 34 minutes West 56.1 feet to the place of BEGINNING. Being known and designated as the west portion of Lot 5 and the east portion of Lot 4 as shown on the Map of Bahnson Place Addition as recorded in Plat Book 2 at Page 12 in the Office of the Register of Deeds of Forsyth County, North Carolina, and being the identical property described in deed recorded in Book 841 at Page 107, Forsyth County Registry.

This conveyance is made subject to taxes for the year 2006.

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, acting as Executor, does hereby covenant that she has not placed or suffered to be placed any presently existing lien or encumbrance on said premises and that she will warrant and defend the title to the same against the lawful claims of all persons claiming by, through or on account of them, but not further.

IN TESTIMONY WHEREOF, the Grantor, acting as Executor as above set forth, has hereunto set her hand and adopted the printed word [SEAL] as her own seal.

Linda Marie Jarvis [SEAL]
Linda Marie Jarvis, Executor of the Estate
of Mildred Johnson Murphy

	NORTH CAROLINA-Forsyth County
	<p>I, <u>Jane A. Cox</u>, a Notary Public of said county and state certify that <u>Linda Marie Jarvis, Executor of the Estate of Mildred Johnson Murphy</u> personally appeared before me this day and acknowledged to me that she voluntarily signed the foregoing document for the purpose stated therein and the capacity indicated. Witness my hand and official seal, this the <u>17th</u> day of March, 2006.</p> <p><i>Jane A. Cox</i> Notary Public Printed Name: <u>Jane A. Cox</u></p> <p>My commission expires: <u>June 22, 2010</u></p>