

2006031515 00245



FORSYTH CO, NC FEE \$17.00
STATE OF NC REAL ESTATE EXTX

\$45.00

PRESENTED & RECORDED:

05-23-2006 04:19 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: BETTY C CAMPBELL DPTY

BK: RE 2663

PG: 3448-3449

ENVELOPE

Prepared By: Bryan C. Thompson / SURRETT & THOMPSON, PLLC
No title search requested or performed by drafting attorney.

Return after recording and future tax bills to: Grantee at 4010 Old Hollow Rd.
Kernersville, NC 27284

STATE OF NORTH CAROLINA)
)
FORSYTH COUNTY)

ADMINISTRATOR'S LIMITED
WARRANTY DEED

THIS DEED made this 22nd day of May, 2006, by and between Bryan C. Thompson, Administrator of the Estate of HERMAN LEO FAIRCHILD hereinafter referred to as GRANTOR; and Joy Jarvis, hereinafter referred to as GRANTEE:

WITNESSETH:

WHEREAS, Herman Leo Fairchild died intestate on October 3, 2004 as a resident of Forsyth County, State of North Carolina; and

WHEREAS, the Estate of Herman Leo Fairchild has been initiated, and Bryan C. Thompson, GRANTOR hereinabove named has been duly qualified as the Administrator of the Estate of Herman Leo Fairchild (Estate File No. 05 E 1760) in the Office of the Clerk of Superior Court of Forsyth County, North Carolina; and

WHEREAS, by Order and Confirmation entered in that Special Proceeding brought in the Matter of Estate of Herman Leo Fairchild, Deceased, 05 SP 2153, GRANTOR herein is authorized to sale the interest of Herman Leo Fairchild, Deceased, in and to the herein conveyed property to Joy Jarvis for the sum of \$22,050.00;

NOW, THEREFORE, 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 Forsyth County, North Carolina, being more particularly described as follows:

Beginning at an iron stake the corner of WM Westmoreland and in the line of Mildred O Wilson, being in Forsyth County, NC; running North 85° 42' West 60.1 feet to an iron stake in the north right of way line of Walkertown Road; thence North 48° 47' west 81.2 feet to an iron stake corner in said right of way line of said Walkertown Road and Ida Frazier Beeson property; thence North 14° 23' east 103.0 feet to iron stake corner in Ida Frazier Beeson property; thence South 82° 30' east 100.0 feet to an iron stake corner in WM Westmoreland property line; thence South 1° 30' West 145.0 feet to the point of BEGINNING, being a portion of the property conveyed by MB Frazier and wife Laura Frazier to Ida L. Frazier, recorded in the Office of the Register of Deeds of Forsyth County, NC in Book of Deeds 331, page 191, for which further reference is herewith made and being all of that property conveyed by Ida Frazier Beeson, widow to Jake M. Smith and his wife, Effie B Smith, by deed recorded in the Office of the Register of Deeds Forsyth County, NC, in Deed Book 938, Page 177.

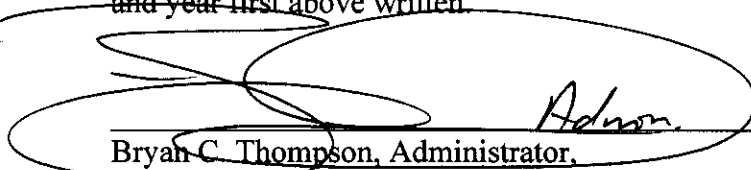
Back title reference: Book 1179, Page 353.

Being Lot 062H of Block 5357, Forsyth County Tax Maps.

TO HAVE AND TO HOLD said interest in the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the GRANTEE, her heirs and/or successors and assigns in fee simple.

And the GRANTOR, Bryan C. Thompson, as Administrator of the Estate of Herman Leo Fairchild does hereby covenant that he has not placed nor suffered to be placed any presently existing liens or encumbrances against said premises and that he will warrant and defend the title to the same against the lawful claims of all persons claiming by, through, under or on account of the GRANTOR, as Administrator of the Estate of Herman Leo Fairchild, insofar as it is his duty to do so by virtue of his office as Administrator, but no further.

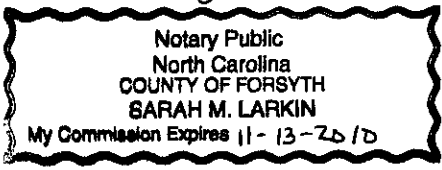
IN WITNESS WHEREOF, the GRANTOR has hereunto set his hand and seal, the day and year first above written.

 (SEAL)
Bryan C. Thompson, Administrator,
of the Estate of Herman Leo Fairchild

STATE OF NORTH CAROLINA)
)
COUNTY OF FORSYTH)

I, Sarah M. Larkin, a Notary Public of Forsyth County, North Carolina, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Bryan C. Thompson, Administrator of the Estate of Herman Leo Fairchild, deceased.

WITNESS my hand and notarial seal, this 22nd day of May, 2006.



Sarah M. Larkin
Sarah M. Larkin (print name)
Notary Public

My Commission Expires:
11-13-2010