



2010042927 00115

FORSYTH CO, NC FEE \$25.00
 STATE OF NC REAL ESTATE EXTX
\$65.00

PRESENTED & RECORDED:
 11-04-2010 01:01:12 PM

C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: PATSY RUTH DAVIS
 DPTY

BK: RE 2973
PG: 2099-2101

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$65.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 2010.
 BY: _____

Mail/Box to: Grantee @ P.O. Box 377, Tobaccoville, NC 27050 *Box 79*

This instrument was prepared by H. Dwight Nelson, *Attorney At Law* P.O. Box 902, Rural Hall, NC 27045

Brief description for the index: **11.73 acres, Reynolda Road**

THIS DEED made this the 20th day of July, 2010 by and between:

GRANTORS	GRANTEES
RUTH S. BUCHANAN And husband, ROBERT A. BUCHANAN, JR. 8 Surrey Lane Durham, NC 27707	HOWARD CRAIG THARPE, unmarried P.O. Box 377 Tobaccoville, NC 27050

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 Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

The property herein above-described was acquired by Grantor by instrument recorded in Book 1999, Page 1258. A map showing the above-described property is recorded in Plat Book ____, Page ____.

The 2009 taxes have been paid.
 This was not the Grantor's primary residence.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantors covenants with the Grantees, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Any Easements, Right-of-Ways and Restrictions of Record.

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

 (SEAL)
  (SEAL)

RUTH S. BUCHANAN
ROBERT A. BUCHANAN, JR.

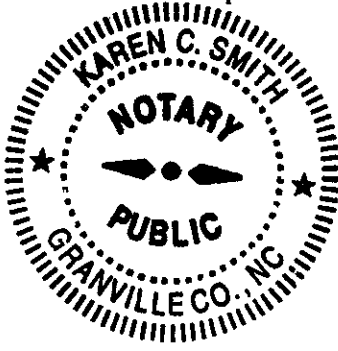
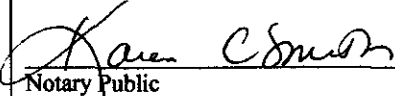
<p style="text-align: center;">Seal-Stamp</p> 	<p>State of North Carolina – County of <u>Durham</u></p> <p>I, the undersigned Notary Public of <u>Granville</u> County and State aforesaid certify that RUTH S. BUCHANAN and ROBERT A. BUCHANAN, JR. personally appeared before me this day and voluntarily acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this <u>23rd</u> day of <u>July</u>, 2010.</p> <p> _____ Notary Public</p> <p>My Commission Expires: <u>3/9/2015</u></p>

EXHIBIT "A"

BEGINNING on an iron stake, said iron stake being a new corner by the C. H. Smitherman heirs and lying distant the following four (4) courses and distances from NC Geodetic Survey monument "TRAILER", whose grid coordinates are X=1,587,833.06 feet and Y=895,320.45 feet (NAD27), namely: S 85 deg. 43 min. 55 sec. E 1000.89 feet to an iron stake; thence, S 87 deg. 04 min. 38 sec. E 60.00 feet to an iron stake; thence, N 03 deg. 33 min. 48 sec. E 492.18 feet to a point; thence N 85 deg. 53 min. 30 sec. W 225.00 feet to said point of Beginning; running thence the following two (2) new lines by the said Smitherman heirs, namely: N 01 deg. 53 min. 16 sec. W 1011.33 feet to an iron stake; thence, N 08 deg. 34 min. 12 sec. E 906.71 feet to an iron stake, a new corner in the south line of the property of the Julius Rieron heirs as is described in Deed Book 686, page 88, of the Forsyth County Register of Deeds Office; thence, with said Rieron heirs, N 87 deg. 10 min. 10 sec. W 421.16 feet to an iron stake, a new corner by the said Smitherman heirs; thence, the following four (4) new lines by the said Smitherman heirs, namely: S 26 deg. 57 min. 22 sec. W 358.92 feet to an iron stake; thence, S 21 deg. 15 min. 55 sec. E 1140.18 feet to an iron stake; thence, S 16 deg. 21 min. 14 sec. W 552.20 feet to an iron stake; thence, S 85 deg. 53 min. 30 sec. E 225.00 feet to the place of Beginning, containing 11.73 Acres, more or less.

There is also conveyed with this property a perpetual non-Exclusive sixty (60) foot easement of right-of-way to Grantee, her heirs and assigns, for the purpose of ingress and egress and utilities, which easement shall run with the land and inure to the benefit of Grantee's property; said easement being described as follows:

BEGINNING on an iron stake in the northern right-of-way line of Reynolda Road (NC 67), said iron stake being in the eastern line of the Mrs. C. H. Smitherman property as is described in Deed Book 383, Page 195, of the Forsyth County Register of Deeds Office, and lying distant S 85 deg. 43 min. 55 sec. E 1000.89 feet from NC Geodetic Survey monument "TRAILER", whose grid coordinates are X=1,587,833.06 feet and Y=895,320.45 feet (NAD27); running thence, with the said right-of-way line of Reynolda Road, S 87 deg. 04 min. 38 sec. E 60.00 feet to an iron stake, a new corner; thence, the following three (3) new lines, namely: N 03 deg. 33 min. 48 sec. E 492.18 feet to a point; thence, N 85 deg. 53 min. 30 sec. West 285.00 feet to a point; thence S 04 deg. 06 min. 30 sec. W 60.00 feet to a point in the north line of said property of Mrs. C. H. Smitherman; thence, with said Smitherman, the two (2) following courses and distances, namely: S 85 deg. 53 min. 30 sec. E 225.57 feet to an iron stake; thence, S 03 deg. 33 min. 48 sec. W 433.42 feet to the place of Beginning.