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 Recorded: 04/26/2004 at 10:44:11 AM  
 Fee Amt: \$20.00 Page 1 of 3  
 Excise Tax: \$0.00  
 Nash County North Carolina  
 Barbara W. Sasser Register of Deeds  
 BK 2049 PG 609-611

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: - 0 -

(No Title Examination and/or Tax Advice)

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

Mail/Box to: Leon A. Lucas, P. O. Box 910, Kenly, NC 27542 ←

This instrument was prepared by: Leon A. Lucas

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 13 day of April, 2004, by and between

### GRANTOR

Jo Ann M. Brown and husband,  
 Eugene Brown

### GRANTEE

Lenny Allison Brown  
 P. O. Box 281  
 Middlesex, NC 27557

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 \_\_\_\_\_, Bailey Township, Nash County,** North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference as fully as if set forth herein.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1593 page 749  
 A map showing the above described property is recorded in Plat Book 18 page 148 - Tract One  
16 page 222 - Tract Two

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:

All restrictive covenants, easements and other restrictions of record.

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

\_\_\_\_\_  
(Entity Name) John M. Brown (SEAL)  
Jo Ann M. Brown

By: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_

USE BLACK INK ONLY

Eugene Brown (SEAL)  
Eugene Brown

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

OFFICIAL SEAL  
North Carolina - Johnston County  
MELISSA B. BYRD  
NOTARY PUBLIC

USE BLACK INK ONLY State of North Carolina - County of Johnston

I, the undersigned Notary Public of the County and State aforesaid, certify that Jo Ann M. Brown and Eugene Brown 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 22 day of April, 2004

My Commission Expires: 2.13.2007 Melissa Byrd  
Notary Public

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

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 \_\_\_\_\_ 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.

By: \_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County  
Deputy/Assistant - Register of Deeds

**EXHIBIT "A"**

**TRACT ONE:** All that tract or parcel of land lying and being in Bailey Township, Nash County, State of North Carolina, and being more particularly described as follows:

Being Lot No. 3 containing 1.00 acre according to survey and plat of Joyner, Keeny and Associates, RLS, dated August 22, 1989, entitled "Final Plat, Section 3, John C. Finch," said plat being recorded in Plat Book 18, page 148, Nash County Registry to which reference is hereby made for a more complete description.

**TRACT TWO:** Beginning at a point in the Northern right-of-way of S.R. 1105, said beginning point being located the following courses and distances from a point where the Northern right-of-way of S.R. 1105 intersects the Western right-of-way of S.R. 1100, to wit: North 90 degrees 30 minutes West 1,001.31 feet to an existing concrete monument on the Northern right-of-way to said road; thence from said beginning point along the Northern right-of-way of S.R. 1105 North 81 degrees 46 minutes West 45.64 feet to a point on the Northern right-of-way of S.R. 1105; thence along a new line for John C. Finch North 09 degrees 30 minutes East 294.73 feet to a new iron pipe, a new corner with John C. Finch; thence along a new line for John C. Finch, 80 degrees 30 minutes East 150.00 feet to a new iron pipe; thence South 09 degrees 30 minutes West 291.41 feet to a point on the Northern right-of-way of S.R. 1105, the point of beginning, and being Lot Number 2, containing 1.01 acre, according to survey and plat entitled "Final Plat - Section 2, Property of John C. Finch," by Joyner, Keeny & Associates, dated January 7, 1987, a plat of which is recorded in Plat Book 16, page 222, Nash County Registry to which reference is hereby made.

For further reference see Deed of Record in Deed Book 1593, page 749, Nash County Registry.

NORTH CAROLINA-NASH COUNTY

The foregoing certificate \_\_\_\_\_ of \_\_\_\_\_

Melissa B. Byrd

Notary (s) Public is

(are) certified to be correct. This instrument was presented for registration and recorded in this

office on April 26, 2004

BARBARA W. SASSER, REGISTER OF DEEDS

Barbara W. Sasser

By Assistant Register of Deeds

BOOK **2049** PAGE **611**

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20.00