DEED BOOK

PROJECT NUMBER: 17BP.11.R.144

TIP NUMBER: 850012

COUNTY: Surry

ROUTE: SR 1122 (Dobbins Mill Road)

Bridge No. 12 on SR 1122 (Dobbins Mill Road) over Snow Creek

September 2017

Deed Book Index

TIP No: 850012 **Project No: 17BP.11.R.144** **County(s): SURRY**

Project Description: **Bridge 12 on SR 1122 (Dobbins Mill Rd) over Snow Creek**

Property Owners	Deed Book / Page Num	Page Num
Mr. Peter W. Blum, III	511 / 213	3
Mr. Peter W. Blum, III	1103 / 731	6
Mr. Alvis Gene Bowers, Jr.	1526 / 547	8
Mr. and Mrs. John D. Cockerham	1048 / 698	11
Felix H. & Betty M. Tharpe Life Estate	1441 / 340	14
Mr. and Mrs. Paul J. Johnson, etal	1467 / 916	18

Surry County Internet Copy

STATE OF NORTH CAROLINA

SURRY COUNTY

NOV1591

248.00

352191

Real Estate Excise Tax

RB511 P0213

FILED

'91 NOV 15 A10:19

DEN[illegible] W[illegible] CAMERON
REGISTER OF DEEDS
SURRY COUNTY, N.C.

Excise Tax $248.00

Recording Time, Book and Page

Tax Lot No. ..... Parcel Identifier No. .....

Verified by ..... County on the ..... day of ....., 19.....

by .....

Mail after recording to Peter W. Blum, III - Route 1, Elkin, NC 28621

.....

This instrument was prepared by Finger, Parker & Avram, Attys., Jonesville, NC 28642 (91-1487)

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 15th day of November, 19 91, by and between

GRANTOR	GRANTEE
Thomas Sloan Guy, III and wife, Sharon C. Guy	Peter W. Blum, III and wife, Annette H. Blum

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 ....., Marsh Township, Surry County, North Carolina and more particularly described as follows:

BEGINNING at a pk nail in the center of S.R. 1122 at a point in the center of the bridge crossing Snow Creek at a point which is the intersection of S.R. 1122 with the centerline of Snow Creek; runs thence with the centerline of Snow Creek the following courses and distances: South 20 degrees 08 minutes 07 seconds East 325.30 feet, South 16 degrees 25 minutes 39 seconds West 56.26 feet, South 56 degrees 50 minutes 56 seconds West 140.83 feet, North 56 degrees 40 minutes 55 seconds West 119.40 feet, North 50 degrees 33 minutes 17 seconds West 81.57 feet; thence leaving the creek and running South 58 degrees 38 minutes 46 seconds West through one walnut to a second walnut a distance of 106.15 feet; runs thence North 78 degrees 23 minutes West 104.32 feet to an iron pin; runs thence South 87 degrees 36 minutes 49 seconds West 190.14 feet to a 20-inch white oak; thence South 65 degrees 36 minutes 49 seconds West 104.74 feet to an iron pin; thence South 53 degrees 23 minutes 45 seconds West 189.42 feet to a marked double white oak; thence South 73 degrees 23 minutes 45 seconds West 182.27 feet to a 10-inch marked sourwood; thence North 48 degrees 36 minutes 23 seconds West through an 18-inch cherry on the East bank of Snow Creek 122.50 feet to the center of Snow Creek; runs thence with the centerline of Snow Creek the following courses and distances: South 56 degrees 29 minutes 18 seconds West 111.20 feet, South 62 degrees 54 minutes 48 seconds West 137.06 feet, South 45 degrees 39 minutes 11 seconds West 160.12 feet, South 03 degrees 18 minutes 23 seconds East 90.48 feet, South 18 degrees 48 minutes 49 seconds West 37.40 feet, South 63 degrees 27 minutes 56 seconds West 90.99 feet, South 26 degrees 57 minutes 19 seconds West 263.55 feet, South 12 degrees 41 minutes 21 seconds West 171.37 feet, South 55 degrees 54 minutes 59 seconds West

N. C. Bar Assoc. Form No. 3A © 1977 — James Williams & Co., Inc., Box 127, Yadkinville, N. C. 27055
Printed by Agreement with the N. C. Bar Assoc. — 1981

Surry County Internet Copy

231.60 feet, South 65 degrees 06 minutes 00 seconds West 190.45 feet, South 30 degrees 19 minutes 54 seconds West 125.01 feet; thence leaving the centerline of Snow Creek and passing through a set stone on the West bank by an iron pin North 87 degrees 53 minutes 32 seconds West 892.26 feet to a point in the centerline of Little Creek; runs thence with the centerline of Little Creek the following courses and distances: North 47 degrees 09 minutes 08 seconds East 87.50 feet, North 24 degrees 47 minutes 37 seconds East 36.75 feet, North 13 degrees 28 minutes 17 seconds East 46.34 feet, North 11 degrees 25 minutes 09 seconds West 306.77 feet, North 08 degrees 32 minutes 20 seconds West 125.81 feet, North 19 degrees 37 minutes 24 seconds West 136.07 feet, North 13 degrees 12 minutes 17 seconds West 108.91 feet, North 18 degrees 15 minutes 02 seconds West 91.47 feet, North 32 degrees 29 minutes 07 seconds West 246.64 feet; thence leaving the centerline of Little Creek and passing by a double poplar stump and iron pin set on the East bank of the creek and with the existing fence line North 69 degrees 06 minutes 44 seconds East 2344.43 feet to a railroad spike set in the centerline of S.R. 1122, runs thence with the centerline of S.R. 1122 the following courses and distances: South 36 degrees 21 minutes 59 seconds East 68.21 feet, South 42 degrees 38 minutes 35 seconds East 63.91 feet, South 51 degrees 34 minutes 06 seconds East 69.39 feet to a railroad spike in the centerline of S.R. 1122; runs thence North 68 degrees 18 minutes 24 seconds East 249.90 feet to an iron pin in Clifton Childress line (Deed Book 191, page 543); runs thence South 48 degrees 47 minutes 43 seconds East 362.94 feet to a set stone on the North side of S.R. 1122; runs thence South 80 degrees 49 minutes 00 seconds East 367.14 feet to the point of beginning, containing 70.823 acres, more or less, as surveyed by James R. Smith, Jr. on 9/5/84.

The property hereinabove described was acquired by Grantor by instrument recorded in .....

.....Book 408, page 315.....

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

The above property is conveyed subject to all restrictions and easements of record, if any, and all easements and rights of way visible upon the ground.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

USE BLACK INK ONLY

Thomas Sloan Guy, III (SEAL)

Sharon C. Guy (SEAL)

(SEAL)

(SEAL)

(Corporate Name)

By: .....

.....President

ATTEST:

.....

.....Secretary (Corporate Seal)

USE BLACK INK ONLY

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(Corporate Name)

By: .....

.....President

ATTEST:

.....

.....Secretary (Corporate Seal)

Surry County Internet Copy

SEAL - STAMP

NORTH CAROLINA, Surry County.

I, a Notary Public of the County and State aforesaid, certify that Thomas Sloan Guy, III and wife, Sharon C. Guy Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 15 day of November, 1991.

My commission expires: 11-30-93 Martha W. Swindell Notary Public

Use Black Ink

SEAL - STAMP

NORTH CAROLINA, _____ County.

I, a Notary Public of the County and State aforesaid, certify that _____

_____ Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this _____ day of _____, 19_____.

My commission expires: _____ _____ Notary Public

Use Black Ink

SEAL - STAMP

NORTH CAROLINA, _____ County.

I, a Notary Public of the County and State aforesaid, certify that _____

_____ Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this _____ day of _____, 19_____.

My commission expires: _____ _____ Notary Public

Use Black Ink

SEAL - STAMP

NORTH CAROLINA, _____ County.

I, a Notary Public of the County and State aforesaid, certify that _____

_____ Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this _____ day of _____, 19_____.

My commission expires: _____ _____ Notary Public

Use Black Ink

SEAL - STAMP

NORTH CAROLINA, _____ County.

I, a Notary Public of the County and State aforesaid, certify that _____,

personally came before me this day and acknowledged that he is _____ Secretary of _____ a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its _____ President, sealed with its corporate seal and attested by _____ as its _____ Secretary. Witness my hand and official stamp or seal, this _____ day of _____, 19_____.

My commission expires: _____ _____ Notary Public

Use Black Ink

SEAL - STAMP

NORTH CAROLINA, _____ County.

I, a Notary Public of the County and State aforesaid, certify that _____,

personally came before me this day and acknowledged that he is _____ Secretary of _____ a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its _____ President, sealed with its corporate seal and attested by _____ as its _____ Secretary. Witness my hand and official stamp or seal, this _____ day of _____, 19_____.

My commission expires: _____ _____ Notary Public

The foregoing Certificate(s) of Martha W. Swindell & Thomas Guy

_____

_____

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.

_____ REGISTER OF DEEDS FOR _____ COUNTY

By _____ Deputy/Assistant-Register of Deeds.

N. C. Bar Assoc. Form No. 3A © 1977 — James Williams & Co., Inc., Box 127, Yadkinville, N. C. 27055
Printed by Agreement with the N. C. Bar Assoc. – 1981

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PWB-clc

1

Doc ID: 004181820002 Type: CRP
Recorded: 11/01/2005 at 12:22:26 PM
Fee Amt: $17.00 Page 1 of 2
Surry County North Carolina
Carolyn M. Comer Reg of Deeds
BK 1103 PG 731-732

Surry Co. Tax Dept
Land Records 11-1-05 sgt
Collection 11-1-05

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

EXCISE TAX: $0.00 EXEMPT
Tax Parcel Number: 4974-00-63-3381

After Recording Mail To:
American Family Legal Plan
1 Centerview Drive, Suite 102
Greensboro, NC 27407

Mail Tax Statements To:
Peter W. Blum III
817 Dobbins Mill Road
Elkin, NC 28621

Prepared By:
Law Office of Robert Train, PLLC
Robert Train and Anthony Mole
(Without Title Exam or Opinion)
45 West Street, P.O. Box 1546
Pittsboro, NC 27312

THIS DEED OF GIFT made this 11th **day of** August **2005**, by and between **Peter W. Blum III, unmarried,** hereinafter called GRANTOR, and **Peter W. Blum III, Trustee of The Peter W. Blum III Trust, dated the** 11th **day of** August, **2005**, hereinafter called GRANTEE, WHOSE address is: 817 Dobbins Mill Road, Elkin, NC 28621

WITNESSETH:
That the GRANTOR, as a DEED OF GIFT, has bargained and sold, and by these presents does bargain, sell, remise, release, and forever quitclaim unto the GRANTEE, his heirs and/or successors and assigns, premises in Marsh Township, Surry County, North Carolina, described as follows:

FOR COMPLETE DESCRIPTION SEE DEED BOOK 511 PAGE 213 OF THE SURRY COUNTY REGISTRY. SAID PROPERTY BEING LOCATED AT 817 DOBBINS MILL ROAD, ELKIN, NORTH CAROLINA.

Prior Recorded Document Reference: Warranty Deed Recorded June 22, 2000 in Book 775, Page 523 of the Surry County Registry.

Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

17/2 Jwt

Surry County Internet Copy

2

TO HAVE AND TO HOLD the above described premises and with all the appurtenances thereunto belonging, or in any wise appertaining, unto the GRANTEE, his heirs and/or successors and assigns forever.

When reference is made to the GRANTOR or GRANTEE, the singular shall include the plural and masculine shall include the feminine or the neuter;

IN WITNESS WHEREOF, the GRANTOR has caused this deed to be executed the day and year first above written.

Peter W Blum III
Peter W. Blum III

ACKNOWLEDGMENT

STATE OF N. C.)
County of Guilford) ss

I, Jewels Harris do hereby certify that **Peter W. Blum III** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Notary stamp/seal

JEWELS HARRIS
Notary Public
Guilford County
State of North Carolina
My Commission Expires 6 - 7 - 2009

Witness my hand and official seal
This 4th day of August A.D., 2005.

Notary Public

My Commission
Expires: 6-7-05

Surry County Internet Copy

Surry Co. Tax Dept.
Land Records 7.27.15
Collection DD 7-27-15

BK 1526 PG 547 - 549 (3)
This document presented and filed:
07/27/2015 01:08:32 PM
Fee $26.00 Excise Tax: $28.00
628284
Surry County North Carolina
CAROLYN M. COMER, Register of Deeds

rbe

Prepared by: Charles R. Briggs, Attorney at Law, PO Box 724, Elkin, NC 28621

NORTH CAROLINA

SURRY COUNTY

SPECIAL WARRANTY DEED

This deed, made this the 15th day of July, 2015, by, **Branch Banking and Trust Company** ("Grantor"), to **Alvis Gene Bowers, Jr.,** unmarried, of the State of North Carolina ("Grantee"), whose address is 157 Jay Lane, Elkin, NC 28621.

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 Marsh Township, Surry County, North Carolina described as follows:

See Exhibit "A" attached which is hereby incorporated by reference.

See Deed Book 1414 Page 1089.

Parcel Id No. 4974-00-74-5152

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor except for the exceptions hereinafter stated.

This conveyance is made subject to all restrictive covenants, easements and restrictions of record affecting the title to said real estate and all easements or rights-of-way visible upon the ground.

When reference is made to the Grantor or Grantee, the singular shall include the plural and the masculine shall include the feminine or the neuter.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals, or if corporate, has caused this instrument to be signed in its corporate name by it duly authorized officers, the day and year first above written.

26
3 rbe

Surry County Internet Copy

2

Branch Banking and Trust Company

BY: _____ (SEAL)

VICE **President**

State of North Carolina

Davidson County

I, Kimberly T. Vaughn, a Notary Public of the county and state aforesaid, certify that Jack Caulusha personally appeared before me this day and acknowledged that he/she is the ~~Vice President~~ President of **Branch Banking and Trust Company**, and that he/she, as Vice President, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal this the 15th day of July, 2015.

Kimberly T. Vaughn (Seal)
Notary Public
My Commission Expires: April 2, 2018

KIMBERLY T. VAUGHN
Notary Public
Davidson Co., North Carolina
My Commission Expires Apr. 2, 2018

Surry County Internet Copy

Exhibit "A"

3

Legal Description

Lying in the Marsh Township of Surry County, North Carolina and being a new, first-lot partition from the southeast corner of lands designated on Surry County Tax Map No. 4974 as Parcel No. 4400; situated northeast of Dobbins Mill Road (NCSR 1122) about 6/10 mile southeast of its intersection with Bessie's Chapel Church Road (NCSR 1129) and also situated about 800 feet northwesterly along said Dobbins Mill Road from its crossing of Snow Creek, bounded on the northwest by lands retained, on the east by Dewey Joe Massey and wife, Diane H. Massey (RB 469 Pg 1427), and on the southwest by Peter W. Blum, III and wife, Annette H. Blum (RB 511 Pg 213) and by Timothy M. Baker and wife, Alice C. Baker (RB 511 Pg 844); and said tract being more particularly described as follows:

BEGINNING on a newly set one inch iron pipe at a new common corner with lands retained in the northeast boundary line of Baker, said pipe being situated S 48 deg. 56' 19" E 185.47 feet from a found set stone at another common corner between lands retained and Baker, thence from said beginning point and running in a clockwise direction along a new division with said lands retained N 46 deg. 46' 04" E (crossing on line at 69.20 feet a newly set one inch iron pipe in an existing gravel access drive at the southeastern terminus of the hereinafter described 20-foot wide access easement center line) for a total distance of 380.08 feet to a newly set one inch iron pipe at a new common corner with lands retained in the west boundary line of Massey (said pipe being situated S 01 deg. 15' 29" E 307.13 feet from a found granite monument with brass cap at a common corner between lands retained, Massey and Buddy Lee Newman (RB 527 Pg 1262); thence running with Massey S 01 deg. 15' 29" E 512.69 feet to a found set stone at a common corner with Massey and Blum in the old Dobbins Mill Road bed and approximately 80 feet northeast of the current, paved Dobbins Mill Road; thence running with Blum N 48 deg. 47' 57" W 362.97 feet to a found one-half inch solid iron rod at a common corner with Blum and Baker, thence running with Baker N 48 deg. 56" 19" W 20.00 feet to the point of beginning; containing 1.663 acres per theodolite survey oriented to the local magnetic meridian in August, 1995 by Richard D. Hodges, RLS No. L-3048. This property is subject to any and all right(s)-of-way and/or easement(s) that may or may not be of record. Together with improvements located thereon; said property being located at 157 Jay Lane, Elkin, North Carolina.

Center Line Description for New 20-Foot Wide Access Easement

Commencing on a point in the center line of an existing gravel access drive across the above referenced lands retained by and in the northwest boundary line of said lands retained common with David Beamer Childress and wife, Virginia L. Childress (RB 435 Pg 1418), said point being situated N 76 deg. 07' 54" E 13.62 feet from a found three-fourths inch iron pipe at the western most corner of lands retained common with Sonny Dale Stanley (DB 254 Pg 46, RB 486 Pg 1455 and RB 523 Pg 576), and said point further being situated N 78 deg. 09' 14" E 125.74 feet from a point at the intersection of center lines of another existing gravel access drive with aforementioned Dobbins Mill Road (NCSR 1122); thence from said commencing point and running through said lands retained S 53 deg. 48' 57" E 561.33 feet to the above described newly set one inch iron pipe in the existing gravel access drive and in the northwestern boundary line of the hereinabove described 1.663 acres tract, said iron pipe being the southeast terminus of the herein described access center line and situated N 46 deg. 46' 04" E 69.20 feet from the newly set one inch iron pipe beginning point of said 1.663 acres tract.

For title reference see Trustee's Deed dated June 7th, 2010 and recorded on October 10, 2010 As Document No.: 581467, Surry County, NC Register of Deeds Book 1342 Page 344-346

Surry County Internet Copy

RKG
cb

1

Doc ID: 003998620003 Type: CRP
Recorded: 11/18/2004 at 03:16:08 PM
Fee Amt: $20.00 Page 1 of 3
Surry County North Carolina
Dennis W. 'Bud' Cameron Reg of Deeds
BK 1048 PG 698-700

Mail To: _____

This instrument was prepared by: Regina Robinson Gillespie

QUITCLAIM DEED - QD-1

STATE OF NORTH CAROLINA, Wilkes County.

THIS DEED, Made and entered into this 12th day of November, 2004, by and between Christopher S. Linville of County aforesaid and State of North Carolina, hereinafter called Grantor, and John David Cockerham and wife, Darlene N. Cockerhan of Surry County and State of North Carolina, hereinafter called Grantee, whose permanent mailing address is:

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) to him in hand paid, the receipt of which is hereby acknowledged, has remised and released and by these presents does remise, release, convey and forever quitclaim unto the Grantee, his heirs and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot or parcel of land lying and being in Dobson Township, Surry County, North Carolina, and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

Subject to any all rights of way of record or visible upon the ground. Any and all judgments of record. Any and all tax liens and/or ad valorem taxes of record.

THIS CONVEYANCE is made pursuant to N.C. General Statute § 39-13.3 (c) for the purpose of releasing all of the Grantor's marital rights and conveying the property above-described in fee simple to Grantee. It is further intended and agreed that this conveyance is made pursuant to the provisions of N.C. General Statute § 52-10 and N.C. General Statute § 29-30 (a) 2 to extinguish any claim by Grantor of any marital interest in the above-described property, which shall henceforth be the sole and separate property of the Grantee, and to extinguish any present of future claims of Grantor for equitable distribution which may arise under N.C. General Statute § 50-20 et seq.

NO CLOSING PERFORMED. NO TITLE SEARCH REQUESTED AND/OR PERFORMED ON THIS PROPERTY. NO ASSURANCE AS TO COMPLIANCE WITH STATE, COUNTY OR LOCAL ZONING ORDINANCES.

NO TAXABLE CONSIDERATION.

To have and to hold the aforesaid lot or parcel of land and all privileges thereunto belonging to him, the Grantee, his heirs and/or successors and assigns, free and discharged from all right, title, claim or interest of the Grantor or anyone claiming by, through or under him.

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.

20/3

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IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Christopher S. Linville (SEAL)
Christopher S. Linville

SEAL-STAMP

NORTH CAROLINA, Surry COUNTY.

I, Virginia H Maher a Notary Public of the County and State aforesaid, certify that Christopher S. Linville personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 12th day of November, 2004.

My Commission Expires: 2/25/09 Virginia H. Maher Notary Public

The foregoing Certificate(s) of Virginia H Maher & Surry

is/are certified to be correct. This instrument and this certificate are duly registered this _____ day of _____, 20 ____, at _____ A.M./P.M., Book _____, Page _____ .

_____ Register of Deeds for Surry County, North Carolina.

By: Joyce C Gilmore Deputy/Assistant - Register of Deeds.

Surry County Internet Copy

3

EXHIBIT A

PROPERTY OF JOHN DAVID COCKERHAM and wife, DARLENE N. COCKERHAM

THE POINT OF BEGINNING is a set iron pin located in the western right-of-way margin of Dobbins Mill Road (SR 1122) said pin being a common corner with the land of Felix Thappe (DB 321, P 961). *Proceeding from said point of beginning* with the Thappe line North 83° 06' 26" West 44.65 feet to a 26' marked poplar. Then continuing with the Thappe line North 83° 06' 26" West 342.35 feet to a found iron pin, said pin being a common corner with land of Dewey J. Massey (DB 418, P 209). Then with the Massey line North 17° 10' 26" West 112.20 feet to a found iron pin. Then continuing with the Massey line North 02° 37' 42" East 195.30 feet to a found iron pin. Then continuing with the Massey line North 05° 47' 15" East 137.95 feet to a found iron pin, said pin being a common corner with the land of Paul L. Johnson (DB 327, P 869). Then with the Johnson line South 79° 39' 48" East 646.11 feet to a found iron pin. Then continuing with the Johnson line South 79° 39' 48" East 15.06 feet to a set iron pin placed in the western right-of-way margin of Dobbins Mill Road. Then with the western right-of-way margin of Dobbins Mill Road on a chord bearing of South 06° 33' 46" West a chord distance of 67.82 feet to a point. Then on a chord bearing South 17° 02' 17" West a chord distance of 88.06 feet. Then on a chord bearing South 32° 06' 56" West a chord distance of 92.20 feet. Then on a chord bearing South 46° 38' 17" West a chord distance of 93.95 feet. Then on a chord bearing South 55° 07' 54" West a chord distance of 128.10 feet to the point of beginning. *Containing* 5.61 acres as per plat of survey for John David Cockerham and wife, Darlene N. Cockerham, dated 10/30/88 by Reif Surveying Company, R.L.S No. L-1516.

The above described property is further described as Parcel No. 4235 on Surry County Tax Map No. 4974.

The above described property is subject to the restrictive covenants contained in Deed Book 304, Page 373, Surry County Registry, except that Article III of said restrictive covenants shall not apply to this property and Article II is amended as follows: Wherever "Lot" is referred to, the word "Tract" is substituted in lieu thereof.

Surry County Internet Copy

BK 1441 PG 340 - 343 (4)
This document presented and filed:
04/16/2013 12:52:38 PM
Fee $26.00 Excise Tax: $0.00
606619
Surry County North Carolina
CAROLYN M. COMER, Register of Deeds

Surry Co. Tax Dept.
Land Records 4.16.13
Collection CA 4/16/13

STATE OF NORTH CAROLINA)
)
COUNTY OF SURRY)

GIFT DEED

Drafted by & return to: Aimee L. Smith, Attorney
Craige Brawley Liipfert & Walker LLP
110 Oakwood Drive, Suite 300
Winston-Salem, NC 27103

Excise Tax: $0

Grantor's Name and Address
Teresa T. Simmons and
Bruce Simmons (Marital Interest)
107 Faye Court
King, NC 27021

Grantee's Name and Address
Teresa T. Simmons and
Cheryl T. Haynes
107 Faye Court
King, NC 27021

_____ If initialed, the property includes the primary residence of at least one of the grantors.

THIS DEED, made this 28 day of February, 2013, by and between TERESA T. SIMMONS and BRUCE SIMMONS (marital interest) (hereinafter called "Grantors") and TERESA T. SIMMONS and CHERYL T. HAYNES, as tenants in common (hereinafter called "Grantees").

WITNESSETH:

THAT the Grantors, for love and affection, the receipt of which is hereby acknowledged, have granted and conveyed, and by these presents do hereby grant, bargain, sell and convey unto the Grantees and their heirs, successors and assigns, in fee simple and as tenants in common, in those certain tracts or parcels of land situated in Surry County, North Carolina, which are more particularly described as follows:

Tract 1: Tax Parcel ID #4974-00-65-2160. BEGINNING at an iron stake runs S. 34 ½° W. 100 ft. to the Northeast bank of The Dobbins Mill Road; thence with said road N. 62° W. 120 ft. to a stake, then leaving the road runs N. 34 ½° E. 100 ft. to a stake; thence S. 62° E. 120 ft. to the beginning corner and containing 12000 square feet more or less. Surveyed by E. B. Thompson, March 19, 1963.

Tract 2: Tax Parcel ID #4974-00-65-2160. BEGINNING at an iron stake on the Northeast margin of the Dobbins Mill Road at the Southeast corner of the grantees lot, runs South 62° East 30 feet to a stake; thence leaving the road North 34-1/2 deg. East 200 feet to a stake; thence North 62° West 250 feet to a stake; thence South 34-1/2 deg. West 200 feet to a stake at the road; thence with the road South 62° East 100 feet to the Southwest corner of grantees lot; thence with the said grantees lot line North 34-1/2° E. 100 feet; thence S. 62° E. 120 feet; thence S. 34-1/2° W. 100 feet to the Beginning, Containing .87 acre, more or less. As surveyed by E. B. Thompson on June 17th, 1965.

26/4

Surry County Internet Copy

2

For back reference see Deed Book 256 at page 207 of the Surry County Registry.

Tract 3: Tax Parcel ID #4974-00-83-8979. BEGINNING at an iron pin set approximately 25 feet South of the Southern margin of N.C.S.R. #1122, said pin being set at the common corner of land of Felix Tharpe and land of Everette Vestal and proceeding from said beginning iron pin South 81 degrees 30 mins. East 54.12 feet; thence North 2 degs. 30 mins. East 66 feet to a point in or near the center of N.C.S.R. #1122; thence South 87 degs. 30 mins. East 66 feet to an iron pin located South of the Southern margin of said road; thence North 00 degs. 04 mins. West crossing the said N.C.S.R. #1122 194.5 feet to a stake; thence North 74 degs. 30 mins. West 135.3 feet to a stake set at the common corner of lands of Felix Tharpe and lands of Glenn Stewart; thence South 82 degs. 30 mins. East 387 feet passing a poplar to an iron pin set on the Northern margin of N.C.S.R. #1122; thence South 55 degs. West crossing the said road 302 feet to an iron pin located South of the Southern margin of said road; thence South 19 degs. 20 mins. East 340 feet crossing a branch to a stake set at an old road; thence proceeding with said old road South 69 degs. 12 mins. West 89 feet and South 21 degs. 42 mins. West 60.5 feet to a stake; thence leaving the old road and runs North 19 degs. 20 mins. West 361.2 feet crossing the branch to an iron pin set at the common corner of lands of Everette Vestal and lands of Felix Tharpe, said iron pin being the point of the beginning, containing 1.7 acres. According to plat of Allen McGee, dated July 20, 1976.

For back reference see Deed Book 321 at page 961 of the Surry County Registry.

Tract 4: Tax Parcel ID #4974-00-83-8979. BEGINNING at an iron on the north side of Road No. 1122, Glenn Stewart's southeast corner, said beginning iron being 20 ft. north of the center line of the bridge and 28.5 ft. East of the west end of the bridge, running thence with the road crossing Snow Creek N. 70° 47' East 218 ft. to an iron, Tommy Dockery's corner; thence with his line N. 3° 30' East 22 ft. to an iron on top of bank; thence continuing N. 3° 30' East 107 ft. to an iron in Tommy Dockery's line; thence N. 76° 51' W. 148 ft. to an old iron, Glenn Stewart's corner; thence with his line S. 81° 23' W. 86 ft. to an iron just East of Snow Creek; thence S. 3° 32' E. crossing Snow Creek 220 ft. to the point of beginning, containing 0.935 of an acre, as surveyed by M. P. Sullivan, Feb. 27, 1965.

Tract 5: Tax Parcel ID #4974-00-83-8979. BEGINNING at a stake being the South East corner of that land conveyed to Felix H. Tharpe and wife, Betty McCann Tharpe by deed recorded in Deed Book 321 at Page 961, Surry County Registry and proceeding from said Beginning stake with Tharpe's line North 19 deg. 20 min. West 340 feet crossing a branch to an iron pipe located South of the Southern margin of S.R. #1122; then continuing with Tharpe's line North 55 deg. East 302 feet crossing S.R. #1122 to an iron set on the Northern margin of said road, then with the Northern margin of said road North 61 deg. 30 min. East 200 feet and North 40 deg. East 100 feet to a point; then North 22 deg. 30 min. East 100 feet to a point in the center of said road; then North 12 deg. 30 min. East approximately 425 feet to an iron set on the Southern margin of said road; then leaving the road and proceeding South 64 deg. East 622 feet to an iron pipe set in Oliver Dockery's line; then South 4 deg. 42 min. West 258 feet to a post oak; then South 85 deg. 18 min. East 198 feet to a stone, then South 4 deg. 42 min. West 462 feet to a white oak; then South 4 deg. 42 min. West 644.82 feet to a stone; then proceeding with an old road the

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following courses and distances: North 20 deg. 18 min. West 94.38 feet; North 27 deg. 18 min. West 132 feet; North 27 deg. 18 min. West 94.38 feet; North 50 deg. 18 min. West 87.78 feet; North 60 deg. 18 min. West 103.62 feet; North 82 deg. 18 min. West 103.62 feet South 84 deg. 42 min. West 132 feet; South 88 deg. 42 min. West 66 feet; North 73 deg. 33 min. West 132 feet; South 88 deg. 42 min. West 132 feet; South 63 deg. 42 min. West 66 feet; North 63 deg. 48 min. West 99 feet; North 75 deg. 18 min. West 66 feet; North 78 deg. 18 min. West 132 feet to the point of BEGINNING and containing 20 acres more or less according to plat of Allan McGee dated June 23, 1977.

3

This property is conveyed subject to the following restrictions which shall be deemed appurtenant to said property:

1. No building shall be located on any lot, less than 30 feet from front street line or nearer than 25 feet to any side street line or less than 10 feet from any interior lot line.

2. No dwelling shall be erected or placed on any lot having a width of less than 85 feet at the minimum building setback line nor shall any dwelling be erected or placed on any lot having less than 20,000 square feet.

3. No single story residential structure which has an area of less than 1,200 square feet, exclusive of porches, breeze-ways, steps and garages, shall be erected or placed or permitted to remain on any lot and no single story and one-half, two story or two and one-half story residential structures which has an area of less than 1300 square feet, exclusive of porches, breeze-way, steps and garages, shall be erected or placed or permitted to remain on any lot. No mobile home shall be placed or permitted to remain on any portion of this property.

4. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

5. No animals or poultry of any kind, other than house pets or horses and ponies, & cattle shall be kept or maintained on any part of said property.

For back reference see Deed Book 327 at page 732 of the Surry County Registry.

TO HAVE AND TO HOLD the above-described premises and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

AND the Grantors covenant with the Grantees that the Grantors are seized of their respective interests in the premises in fee simple, that they have the right to convey the same in fee simple, that title is marketable and free and clear from all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

1. Grantees take the above-described property subject to:

   a. Easements;

   b. Rights of way;

   c. Restrictions of record, if any; and

   d. City/County ad valorem tax for 2013.

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2. Grantees and Grantors acknowledge that NO TITLE SEARCH WAS REQUESTED AND NONE WAS PERFORMED.

IN WITNESS WHEREOF, Teresa T. Simmons has hereunto set her hand and seal, the day and year first above written. Bruce Simmons joins in the execution of this deed to release his marital interest in the subject property.

4

Teresa T. Simmons (SEAL)
Teresa T. Simmons, Grantor

Bruce Simmons (SEAL)
Bruce Simmons, Grantor

NORTH CAROLINA)
)
Forsyth COUNTY)

ACKNOWLEDGMENT

I certify that the following persons 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: Teresa T. Simmons and Bruce Simmons, Grantors.

Feb. 28, 2013
Date

Official Signature of Notary

AIMEE L. SMITH
NOTARY PUBLIC - NORTH CAROLINA
FORSYTH COUNTY
MY COMMISSION EXPIRES 2-16-18

Aimee L. Smith
Notary's printed or typed name, Notary Public

(Official Seal)

My commission expires:

Feb. 16, 2018

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JJ
ck

BK 1467 PG 916 - 918 (3)
This document presented and filed:
12/03/2013 12:53:52 PM
Fee $26.00 Excise Tax: $2.00
613437
Surry County North Carolina
CAROLYN M. COMER, Register of Deeds

Surry Co. Tax Dept.
Land [illegible] 12.03.13
Collection CKR3B

715

Mail after recording to/Grantees Address 700 Dobbins Mill Road, Elkin, NC 28621
Revenue Stamp $2.00
N/A If initialed, the property includes the primary residence of at least one of the Grantors, otherwise, note as N/A. (Per NC GS § 105-317.2)
Grantor Address 700 Dobbins Mill Road, Elkin, NC 28621
This instrument was prepared by Joseph H. Williams
Brief description for the Index **Parcel ID #** 4974-00-74-9812

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 2 day of December 2013, by and between PAUL JACK JOHNSON and wife, LOIS D. JOHNSON, hereafter called Grantor and PAUL JACK JOHNSON and wife, LOIS D. JOHNSON (99%) AND JACKIE RAY JOHNSON (1%), **as joint tenants with right of survivorship and not as tenants in common**, hereafter called Grantee. 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 **to the Grantees a one percent (1%) interest to JACKIE RAY JOHNSON and a ninety-nine percent (99%) interest to PAUL JACK JOHNSON and wife, LOIS D. JOHNSON as joint tenants with right of survivorship**, in that lot or parcels of land situated in the Dobson Township, Surry County, North Carolina and more particularly described as follows:

TRACT No.1: BEGINNING at an iron Huffman's Northwest corner and runs N. 84° W. 432 feet; thence N. 7° 15' E. 517 feet to a stone; thence S. 85° 45' E. 133 feet to a stone; thence S. 83° E. 256 feet to an iron; thence South 0° 30 mins. West 516 feet to the point of the beginning, containing 3.95 acres. As surveyed and platted by Allen McGee, R.L.S. on September 26, 1977.

TOGETHER with the following right of way and easement leading from this property to State Maintained Road #1122, said right of way being more particularly described as follows: BEGINNING at Northeast corner of Tract No.1 above described and runs S. 82° E. 572 feet to a stake on the W. side of State Maintained Road #1122; thence with State Maintained Road #1122 S. 15° W. 30 feet to an iron; thence leaving said road and runs S. 84° E. 570 feet to an iron in line of Tract No.1 above; thence with the line of Tract No. 1 above N. 0° 30' E. 30 feet to the point of the beginning.

26/3 +1s

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The above described property is subject to the Restrictive Covenants contained in Deed Book 304, at Page 373, Surry County Registry, except that Article 3 of said Restrictive Covenants shall not apply to this property and Article 2 is amended as follows: Wherever "Lot" is referred to, the word "Tract" is substituted in lieu thereof.

TRACT No.2: BEGINNING at an iron pipe on North side of State Maintained Road #1122 said beginning point being located 28.5 feet from West corner of bridge, Vestal and Tharpe corner; and runs thence North 77 degs. West 375 feet to a rock on North side of old road about 50 feet North of the center of road #1122; runs thence North 2 degs. East with old line about 995 feet to creek; thence with the meanders of the creek North 2 degs. West 700 feet to a point on creek; thence South 85 degs. East 590 feet to an iron pipe in Bobby Newman's line; thence with Bobby Newman and Roy High line South 7 degs. 15 mins. West 1045.4 feet to an iron pipe; thence South 4 degs. 20 mins. West 203 feet to an iron pipe; thence South 15 degs. 34 mins. East 112.2 feet to an iron pipe, corner of Mill Tract (Felix Tharpe corner); thence South 81 degs. 23 mins. West 86.5 feet; thence South 3 degs. 32 mins. East 220 feet to the Beginning, containing 17 acres, more or less. As surveyed and platted by Allen McGee, Surveyor, on December 14, 1977. There is affixed to Tract # 2 above a 1975 Mascot Housetrailer Serial No. 6555205. Title Number 14419843.

For further reference see File No. 88 SP 104 as contained in the Office of the Clerk of Superior Court of Surry County.

The above described property was sold subject to, and is hereby conveyed subject to, any and all outstanding and unpaid taxes and/or special assessments, if any, and to all superior easements, rights-of-way, restrictions, liens, or other prior encumbrances, if any.

*Upon Assignment from James Darrel Martin and wife, Audrey Lynn Wood Martin; see File No. 88 SP 104.

Grantees herein Contract and Agree that they shall own the property as joint tenants with right of survivorship and not as tenants in common.
NO TITLE SEARCH WAS REQUESTED OR PERFORMED.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 469, Page 1427, Surry County Registry.

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following: none.

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

Paul Jack Johnson (SEAL)
PAUL JACK JOHNSON, Grantor/Grantee

Lois D Johnson (SEAL)
LOIS D. JOHNSON, Grantor/Grantee

Jackie Ray Johnson (SEAL)
JACKIE RAY JOHNSON, Grantee

NORTH CAROLINA, Surry County.

I, Elizabeth W Woodruff, a Notary Public for the County of Surry and the State of North Carolina, certify that PAUL JACK JOHNSON and wife, LOIS D. JOHNSON, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.
Witness my hand and official stamp or seal, this 2nd day of December, 2013.

(NOTARY SEAL) ELIZABETH W. WOODRUFF NOTARY PUBLIC Surry County, North Carolina My Commission Expires _____

Elizabeth W. Woodruff
Notary Public

My commission expires: 3-22-2017

NORTH CAROLINA, Surry County.

I, Elizabeth W. Woodruff a Notary Public for the County of Surry and the State of North Carolina, certify that JACKIE RAY JOHNSON, Grantee, personally appeared before me this day and acknowledged the execution of the foregoing instrument.
Witness my hand and official stamp or seal, this 2nd day of December, 2013.

(NOTARY SEAL) ELIZABETH W. WOODRUFF NOTARY PUBLIC Surry County, North Carolina My Commission Expires _____

Elizabeth W. Woodruff
Notary Public

My commission expires: 3-22-2017