

WARRANTY DEED.

STATE OF NORTH CAROLINA—CATAWBA COUNTY.

This Deed,

Made this 23rd day of November, 1943, by
F.J. Flagler, Sr., Trustee for F.J. Flagler, Jr., and F.J. Flagler, Sr., and wife Lucy Flagler
of Guilford County and State of North Carolina, of the first part, to
L.D. Fox and wife, Metta Little Fox,
of Catawba County and State of North Carolina, of the second part:
WITNESSETH, That said parties of the first part,
in consideration of FIFTEEN HUNDRED (\$1500.00) Dollars to
him paid by said parties of the second part,
the receipt of which is hereby acknowledged, have (has) bargained and sold, and by these premises do(es) grant, bargain, sell and convey to said
L.D. Fox and wife, Metta Little Fox,
heirs and assigns, one half undivided interest in that Clines township, Catawba County, State of
North Carolina, adjoining the lands of
and others, bounded as follows, viz:

BEGINNING at a stake in the eastern margin of a road, southwest corner of lot # 7, and runs thence with the southern line of said Lot # 7, North 33 East 2160 feet to a stake at the edge of the Catawba River, the northeast corner of Lot # 7; thence with the river the following calls, South 78 39' East, 100 feet; South 36° 28' East 288 feet; South 14 51' East, 613 feet; South 0° 08' West 556 feet; thence leaving the river, South 72° 59' West, 129 feet to a stake in the line of Lot # 5; thence North 57 West 300 feet to a walnut; thence South 44 West, 1356 feet to a stake in the eastern margin of a road, a corner of Lot # 5; thence with the margin of said road South 29 41' East, 164 feet to a stake; thence crossing the road South 29° 41' East 50 feet to a stake, corner of Lot # 5; thence South 87° 51' West 300 feet to a stake; thence South 4° 30' West 188 feet to a stake; thence South 52° 43' West 358 feet to a stake; thence North 8 20' West 860 feet to a rock; thence N. 77° 06' East 187 feet to a stake; thence North 23° 40' West 267 feet, crossing the road, to a rock; thence South 88 East 264 feet to the point of beginning, containing 47 Acres, and being Lot # 4 of the property formerly belonging to J.M. and H.L. Arndt, as surveyed and platted by S.W. Laughlin on October 14, 1920, a plat of which is recorded in Plat Book 1, Page 32, Catawba County Registry.

This description is subject to any water rights which the Power Company may have.

Rev. \$1.65

TO HAVE AND TO HOLD the aforesaid tract, lot, or parcel of land, and all privileges and appurtenances thereto belonging to the said
L.D. Fox and wife, Metta Little Fox, their
heirs and assigns, to their only use and behoof forever.
And the said parties of the first part for them sel ves and their heirs, executors
and administrators, covenant to and with said parties of the second part, their
heirs and assigns, that they are lawfully
seized of said premises in fee and have (has) right to convey in fee simple; that the same are free and clear from all encumbrances, and that they do
hereby forever warrant and will forever defend the said title to the same against the claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said F.J. Flagler, Sr., Tr for F.J. Flagler, Jr and F.J. Flagler, Sr and wife Lucy Flagler,
ha ve hereunto set their hand(s) and seal(s), the day and year first above written.

F.J. Flagler, Sr., Trustee (Seal)

F.J. Flagler (Seal)

Lucy Flagler (Seal)

Attest: J.F. Cannon (Seal)

STATE OF NORTH CAROLINA—CATAWBA COUNTY.

GUILFORD

I, J.F. Cannon Notary Public

hereby certify that

F.J. Flagler, Sr

and

Lucy Flagler

his wife, personally appeared before me this day and acknowledged the due execution of the annexed Deed of Conveyance; and the said
Lucy Flagler being by me privately examined, separate and apart
from her said husband, touching her voluntary execution of the same, doth state that she signed the same freely and voluntarily, without fear or compulsion
of her said husband or any other person, and that she doth still voluntarily assent thereto. Let the instrument, with this certificate, be registered.

Witness my hand and notarial seal, this 24th day of November, A.D. 1943.

My commission expires 4-18-44 L.S. (L.S.) J.F. Cannon Notary Public

STATE OF NORTH CAROLINA—CATAWBA COUNTY. GUILFORD

I, J.F. Cannon a Notary Public

hereby certify that

F.J. Flagler, Sr., Trustee for F.J. Flagler, Jr.,

personally appeared before me this day and acknowledged the due execution of the annexed Deed of Conveyance. Let the instrument, with this certificate, be registered.

Witness my hand and notarial seal, this 24th day of November, A.D. 1943

My commission expires 4-18-44 L.S. (L.S.) J.F. Cannon Notary Public

STATE OF NORTH CAROLINA—CATAWBA COUNTY.

The foregoing certificate of J.F. Cannon

of Guilford

County, is adjudged to be

correct.

Let the instrument, with _____, the certificate _____, be registered.

Witness my hand _____, this 13th day of December, A.D. 1943

Wade H. Leffler

Clerk Superior Court.

Filed for registration on the 13th day of December, 1943, at 11:30 o'clock A M., and
registered in the office of the Register of Deeds in Catawba County, N. C., this 14th day of December
1943, at 11 o'clock A M., in Book 888 of Deeds, on page 578