

FILED
YADKIN COUNTY NC
ARIC WILHELM
REGISTER OF DEEDS
FILED Oct 16, 2017
AT 03:27:34 pm
BOOK 01220
START PAGE 0683
END PAGE 0687
INSTRUMENT # 03853
EXCISE TAX \$380.00

Tax Collector: _____
Land Records: _____
Tax Appraisal: _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE
*Prepared By: J. Gregory Matthews, Attorney at Law
112 South State Street, P.O. Box 937, Yadkinville, NC 27055*

STATE OF NORTH CAROLINA

WARRANTY DEED

COUNTY OF YADKIN

Taxable consideration: \$380.00

THIS DEED, made this 2nd day of October, 2017, by and between **TEXIE OWENS, WIDOW, A FOUR FIFTHS (4/5) UNDIVIDED INTEREST, AND THE AARON AND GRACE BROWN REVOCABLE TRUST DATED THE 18TH DAY OF OCTOBER IN THE YEAR 2011, A ONE FIFTH (1/5) UNDIVIDED INTEREST,** hereinafter called "GRANTORS, whose permanent mailing address is: 1115 New York Avenue, Lynn Haven, FL 32444; and

BARRY CLAY MYERS and wife, MARY JANE MYERS, hereinafter called "GRANTEES", whose permanent mailing address is: 262 Milky Way Drive, Union Grove, North Carolina 28689.

Affidavit for Continued Eligibility
for Use Value Assessment
executed at closing

WITNESSETH:

That the Grantors for and in consideration of the sum of One Hundred and No/100 Dollars and other good and valuable considerations to them in hand paid by the Grantees, the receipt of which is hereby acknowledged, have given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell, convey and confirm unto the Grantees, their heirs and/or successors and assigns, premises in Yadkin County, North Carolina, described as follows:

Tax Parcel # 114917

Being that 66.94 acres identified as Tax Parcel 114917, said property set out in Deed Book 103, Page 114 and Deed Book 1031, Page 471,

Yadkin County Registry, less and except any out conveyances, including an out conveyance to David K. Mullins^{and} and wife, Anita Mullins in Deed Book 1102, Page 156, Yadkin County Registry.

NO NEW SURVEY – See attached GIS Map

TOGETHER WITH AND SUBJECT TO that Deed of Easement recorded in Deed Book 1211, Page 626, Yadkin County Registry.

SUBJECT TO that Conservation Easement regarding 3.641 acres of the subject property to the North Carolina Department of Transportation recorded in Deed Book 750, Page 282, Yadkin County Registry.

FOR BACK REFERENCE: See Book 1031, page 471, Book 103, page 114, Book 96, page 488, Book 96, page 473, Book 96, page 472, and Book 51, page 52, Yadkin County Registry. Also see 97 SP 66.

This property is not the current primary residence of the Grantors.

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

And the Grantors covenant with the Grantees, that Grantors are seized of said premises in fee simple, and have the right to convey the same in fee simple; that said premises are free from all encumbrances (with the exceptions above stated, if any); and that Grantors will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year indicated below.

SIGNATURES AND NOTARY ACKNOWLEDGEMENTS ON FOLLOWING PAGES

No new survey or description prepared. Subject tract described in a metes and bounds description. Attorney J. Gregory Matthews cannot verify accuracy, sufficiency or closure of said description without the aid of a survey prepared by a licensed surveyor

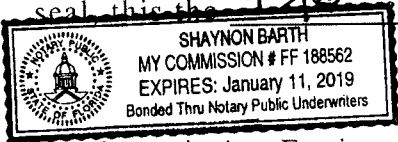
Date: 10-4-17

Grace Diane Brown (SEAL)
GRACE DIANE BROWN, WIDOW, Trustee of the
Aaron and Grace Brown Revocable Trust dated the
18th day of October in the year 2011

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STATE OF FLORIDA – COUNTY OF Bay

I, Shaynon Barth, a Notary Public of Bay County,
State of Florida, do hereby certify that **GRACE DIANE BROWN, WIDOW,**
Trustee of the Aaron And Grace Brown Revocable Trust dated the 18th day of
October in the year 2011, personally appeared before me this day and
acknowledged the execution of the foregoing deed. Witness my hand and notarial
seal, this the 4th day of October, 2017.



Shaynon Barth
Notary Public

My Commission Expires: 01-11-2019

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TEXIE OWENS, WIDOW

Date: 10/11/2017 By: Timothy M Owens (SEAL)
TIMOTHY M. OWENS, Attorney in Fact

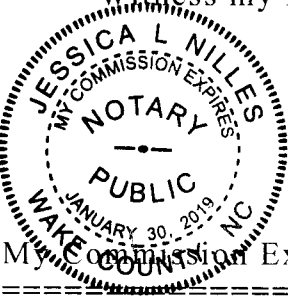
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STATE OF NORTH CAROLINA, COUNTY OF Alamance

I, Jessica L Nilles, a Notary Public for Wake County, North Carolina, do hereby certify that TIMOTHY M. OWENS, attorney-in-fact for TEXIE OWENS, personally appeared before me this day, and being by me duly sworn, say that he executed the foregoing instrument for and in behalf of the said TEXIE OWENS, and that his authority to execute and acknowledge this instrument is contained in an instrument duly executed, acknowledged, and recorded in the Alamance County Registry, in Book 3620, Page 416, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney.

I do further certify that the said TIMOTHY M. OWENS acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said TEXIE OWENS.

Witness my hand and official seal, this 11 day of October, 2017.



Jessica L Nilles
Notary Public

My Commission Expires: January 30, 2019

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