

VANCE COUNTY, N. C.
FILED FOR RECORD

2003 DEC 23 PM 2:53

CYNTHIA S. ABBOTT
REGISTER OF DEEDS

09468

This Instrument was prepared by: Robert K. Catherwood, Attorney at Law, P.O. Box 1624, Oxford, North Carolina 27565

STATE OF NORTH CAROLINA

WARRANTY DEED

COUNTY OF VANCE

No Deed Stamp

THIS DEED, made this the 19th day of December, 2003 by and between Christopher Brame, hereinafter referred to as Grantor and Melanie Edwards Brame, 39 Rock Bluff Lane Kittrell, North Carolina 27544, hereinafter referred to as Grantee;

W I T N E S S E T H:

THAT the Grantor, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell, and convey unto the Grantee, her heirs, administrators and assigns, in fee simple, all of his right, title and interest in and to that certain lot or parcel of land situated in Vance County, North Carolina, and more particularly described as follows:

Begin at a existing iron pin the centerline of a 20 foot easement, said point being located S. 85 deg. 03' 17" W. 15.39 feet from the southeast corner for Joel Sherron as described in Book 832 Page 95 Vance County Registry; from said beginning point run thence along centerline of a 20 foot easement S. 26° 10' 14" W. 272.5 feet to an iron pin; run thence S. 85 deg. 24' 59" E. 359.43 feet to an iron pin in the centerline of a 20 foot private easement; run thence along the centerline for said 20 foot

private easement N 24° 48' 46" E. 52.55 feet to an iron pin, N. 16° 45' 19" E. 151.43 feet to an iron pin, N. 21 deg. 58' 24" E. 84.39 feet to an iron pin, and N. 38 deg. 23' 40" E. 40.14 feet to an iron pin at the intersection of the centerlines of two 20 foot private rights of way; run thence along the centerline S. 74° 10' 12" W. 104.46 feet to an iron pin and S. 85° 03' 17" W. 271.69 feet to an iron pin, the point and place of beginning. The same containing 2.06 acre and being lot 3 as shown plat of property of M E Pulley and prepared by Luther E. Stegall R.L.S. on August 22, 1998.

Also conveyed is a permanent nonexclusive right of ingress, egress and regress to and from the property hereinabove described along a 20 foot easement as shown on the plat referred to hereinabove, said easement extending 10 feet on either side of a line more particularly described as follows: from the beginning point hereinabove described run the following courses and distances: N. 85° 03' 17" E. 271.69 feet to an iron pin, thence N. 74° 10' 12" E. 104.86 feet to an iron pin, thence N. 38° 23' 40" E. 116.07 feet to an iron pin, thence N. 67° 00' 12" E. 97.08 feet to an iron pin, thence N. 69° 02' 18" E. 254.20 feet to an iron pin, thence N. 38° 43' 17" E. 102.73 feet to an iron pin, thence N. 11° 51' 57" E. 48.88 feet to an iron pin, thence N. 12° 07' E. 200.78 feet to an iron pin, thence S. 45° 19' 50" E. 105.22 feet to an iron pin thence S. 80° 09' 43" E. 122.09 feet to an iron pin, thence N. 68° 22' 42" E. 52.25 feet to an iron pin, thence N. 43° 54' 12" E. 86.60 feet to an iron pin on the western right of way of US #1. This conveyance is made pursuant to a Separation Agreement between the parties dated October 26, 2002 wherein Melanie Edwards Brame was to hold title to this property in her own name.

TO HAVE AND TO HOLD all right, title and interest of the Grantor in and to the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee her heirs, administrators and assigns 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.

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

Christopher A. Brame (SEAL)
Christopher Brame

STATE OF North Carolina
COUNTY OF Granville

I, Wanda Y. Duncan, a Notary Public for said County and State, certify that Christopher Brame, personally appeared before me this day, and being by me duly sworn, acknowledged the execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal, this the 19th day of December, 2003.



Wanda Y. Duncan
Notary Public

My commission expires: 5-8-2008

STATE OF NORTH CAROLINA, VANCE COUNTY

The foregoing certificate of Wanda Y. Duncan, Notary Public of Granville County, NC is 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.

CYNTHIA S. ABBOTT, REGISTER OF DEEDS

By: Cassandra D. Neal Deputy