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 Recorded: 10/25/2006 at 09:43:42 AM
 Fee Amt: \$292.00 Page 1 of 3
 Excise Tax: \$272.00
 Franklin County North Carolina
 Linda H. Stone Register of Deeds

BK **1577** PG **818-820**

by: Betty Sharrington
Deputy

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 272.00

Mail To: Batton & Guin, P.O. Box 603, Louisburg, NC 27549

This instrument was prepared by: Batton & Guin, P.O. Box 603, Louisburg, NC 27549 WITHOUT CERTIFICATION

Brief description for the Index 303 Spring Street, Louisburg

THIS DEED made this 5th day of October, 2006, by and between

GRANTOR

GRANTEE

**ESTATE OF ESTELLE J. JOYNER, BY AND
 THROUGH EXECUTOR W. CLIFFORD JOYNER**

**GEORGE M. WEST AND WIFE, KATHRYN J.
 WEST**

**303 Spring Road
 Louisburg, NC 27549**

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 **Louisburg Township, Franklin County, North Carolina** and more particularly described as follows:

SEE EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 853, Page 763, and in Estate file 06 E 45, located in the Office of the Clerk of Superior Court, Franklin County, North Carolina.

A Map showing the above-described property is recorded in Plat Book _____ Page _____

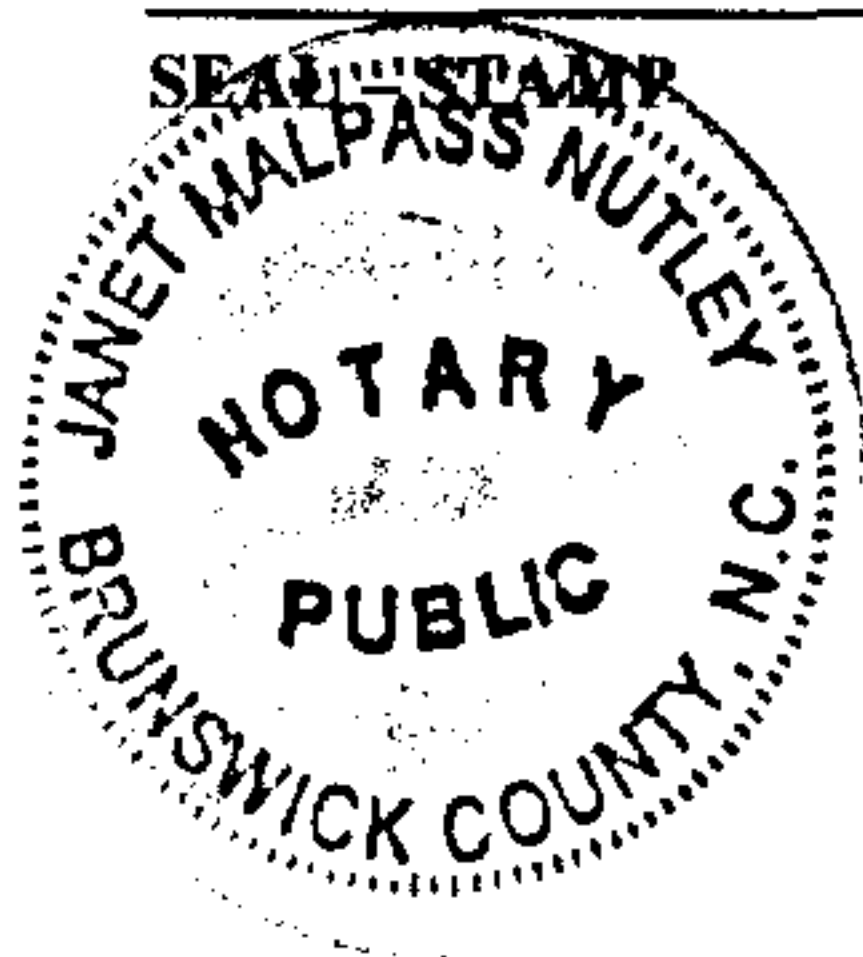
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple

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, other than the following exceptions:

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

(Entity Name)

W. Clifford Joyner, Executor (SEAL)
W. CLIFFORD JOYNER, EXECUTOR OF THE ESTATE OF
ESTELLE J. JOYNER



State of North Carolina, Brunswick County.

I, a Notary Public of the County and State aforesaid, certify that W. Clifford Joyner, Executor of the Estate of Estelle J. Joyner, Grantor(s), personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 5th day of October, 2006.

My Commission Expires: AUG 10, 2010

Janet M Nutley
Notary Public

SEAL - STAMP

State of North Carolina, _____ County.

I, a Notary Public of the County and State aforesaid, certify that _____ Grantor(s), 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 _____.

My Commission Expires: _____

Notary Public

SEAL - STAMP

State of North Carolina, _____ County.

I, a Notary Public of the County and State aforesaid, certify that _____ Grantor(s), 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 _____.

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 Franklin County, North Carolina.
Deputy/Assistant - Register of Deeds

EXHIBIT A

BEGINNING at an iron pipe set in the Eastern edge of the right of way of Spring Street, corner for property belonging to Margaret H. Perry, said beginning point being N. 46 deg. 29 min. 55 sec. E. 112.08 feet from the center of a manhole situate at the intersection of the center lines of Spring Street and Middle Street; thence, running from the beginning point and leaving said Perry line and along the Eastern edge of the right of way of Spring Street, N. 35 deg. 54 min. 40 sec. E. 81.65 feet to an iron, the corner for property of H. C. Taylor, Jr.; thence, leaving the Eastern edge of the right of way of Spring Street and along said Taylor line, S. 53 deg. 47 min. 50 sec. E. 217.48 feet to a p k nail set in the West edge of the right of way of Cedar Street; thence, leaving said Taylor line and along the West edge of the right of way of Cedar Street, S. 36 deg. 46 min. 45 sec. W. 81.66 feet to an iron at the Northeast corner of the Louise T. Weaver lot; thence, leaving the West edge of the right of way of Cedar Street and along said Weaver line, N. 53 deg. 58 min. 35 sec. W. 100.67 feet to an iron, corner for lot belonging to Margaret H. Perry; thence, leaving said Weaver line along said Perry line, N. 53 deg. 38 min. 30 sec. W. 115.57 feet to the point of beginning, containing 41/100ths of an acre, according to survey by William T. Dement Jr., Registered Land Surveyor, as shown on plat thereof dated 6/15/82 and revised 7/1/82 entitled "Property Survey for Estelle J. Joyner, 303 Spring Street, Town of Louisburg, Franklin County, N.C."