

: #B525 P 1286

STATE OF NORTH CAROLINA,
COUNTY OF SURRY.

QUITCLAIM DEED

THIS DEED, made and entered into this the 3rd day of April, 1992, by and between PAUL DRAUGHN, EXECUTOR OF THE ESTATE OF GRACE ELLA DRAUGHN (91 E 207); PAUL DRAUGHN and wife, JEWELL DRAUGHN; FERN DRAUGHN (Single); GLENN DRAUGHN (Single); CLINTON AYERS and wife, SANDRA D. AYERS; JAKE TATE and wife, CATHERINE D. TATE; JAMES DRAUGHN and wife, CAROLYN D. DRAUGHN; JERRY DRAUGHN (Single); JEFFERY DRAUGHN and wife, MELISSA DRAUGHN; LEWIS DRAUGHN and wife, PATRICE DRAUGHN; KEN FORESTER and wife, KAREN D. FORESTER; and MELISSA DRAUGHN (Single), being all of the lawful heirs of the Grace Ella Draughn Estate, all of Forsyth County and Surry County, North Carolina, hereinafter called Grantors; and GLENN DRAUGHN (Single), of Surry County, North Carolina, hereinafter called Grantee.

W I T N E S S E T H :

That said Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) to them in hand paid, the receipt of which is hereby acknowledged, have remised and released and by these presents do remise, release, convey, and forever quitclaim unto the Grantee, her heirs and/or successors and assigns, all right, title, claim and interest of the Grantors 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:

BEGINNING at a 1 inch iron pipe located in the Northwest corner of property now or formerly owned by Lawrence Earle Hall and wife, Joanne Simpson Hall, and Jerry Melvin Simpson and wife, Barbara Ann Simpson, (see Deed Book 426, Pages 1483 - 1486, Surry County Registry); said beginning iron pipe also being located North 3 degs. 45 mins. 34 secs. East 972.54 feet from an iron pipe located in the Southwest corner of said Lawrence Earle Hall et. al., and the northern boundary of property now or formerly owned by Clinton T. Edmonds (see Deed Book 164, Page 578, Deed Book 239, Page 341, and Deed Book 246, Page 633, Surry County Registry); thence, proceeding with the western boundary of said Lawrence Earle Hall et. al. South 3 degs. 45 mins. 34 secs. West 972.54 feet to an iron pipe in approximate centerline of branch, northern boundary of said Clinton T. Edmonds and the Southwest corner of said Lawrence Earle Hall et. al.; thence, proceeding with the northern boundary of said Clinton T. Edmonds North 87 degs. 03 mins. 53 secs. West 834.22 feet to a found rock located in the Southeast corner of property now or formerly owned by Floyd W. Flynn and wife, Mary Ruth Flynn (see Deed Book 292, Page 871, Surry County Registry); thence, proceeding with the eastern boundary of said Floyd W. Flynn North 3 degs. 45 mins. 34 secs. East 779.46 feet to a 1 inch iron pipe located in the eastern boundary of said Floyd W. Flynn, the Northwest corner of the herein described Tract Six and the southern boundary of a 19.750 acre tract identified as Tract Five of the Heirs of the Grace Ella Draughn Estate; thence, proceeding with the southern boundary of said Tract Five North 79 degs. 56 mins. 49 secs. East 858.97 feet to a 1 inch iron pipe, said iron pipe being the point and place of beginning, containing 16.775 acres, more or less, and being that property identified as Tract Six of the Heirs of the Grace Ella Draughn Estate.

Also conveyed herewith unto Grantee, his heirs, assigns or successors in interest, is a perpetual nonexclusive 30 foot right-of-way and easement for the purpose of ingress, egress and regress, said right-of-way and easement is appurtenant to and runs with the above described Tract Six of the Heirs of the Grace Ella Draughn Estate, said right-of-way and easement running over an existing 10 foot wide sand-clay farm road from the southern right-of-way boundary of Hamlin Ford Road (NCSR 2222) and the northern boundary of Tract Four of the Heirs of the Grace Ella Draughn Estate through said Tract Four and Five of the Heirs of the Grace Ella Draughn Estate to the above described tract, said 30 foot right-of-way and easement extends 15 feet on either side of

Prepared by C. Rindy Bowman, D.C.

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centerline of said 10 foot sand-clay farm road and being more particularly described as follows:

Beginning at a point in the center line of a 10 foot sand-clay farm road, said beginning point also being located in the southern right-of-way boundary of Hamlin Ford Road (NCSR 2222) and the northern boundary of Tract Four of the Heirs of the Grace Ella Draughn Estate and the above described Tract 1; thence, proceeding with the center line of said 10 foot sand-clay farm road the following twenty-one calls and distances: South 28 degs. 12 mins. 36 secs. West 39.40 feet to a point, then South 39 degs. 08 mins. 38 secs. West 43.91 feet to a point, then South 69 degs. 15 mins. 03 secs. West 38.25 feet to a point, then South 88 degs. 44 mins. 26 secs. West 45.10 feet to a point, then North 80 degs. 56 mins. 04 secs. West 66.73 feet to a point, then South 45 degs. 44 mins. 58 secs. West 33.39 feet to a point, then South 14 degs. 46 mins. 56 secs. West 128.22 feet to a point, then South 21 degs. 22 mins. 40 secs. West 120.34 feet to a point, then South 38 degs. 30 mins. 44 secs. West 54.22 feet to a point, then South 67 degs. 47 mins. 36 secs. West 119.00 feet to a point, then South 74 degs. 44 mins. 51 secs. West 105.32 feet to a point, then South 84 degs. 40 mins. 32 secs. West 110.51 feet to a point, then South 87 degs. 36 mins. 10 secs. West 164.78 feet to a point, then South 85 degs. 15 mins. 43 secs. West 178.28 feet to a point, then South 80 degs. 28 mins. 46 secs. West 121.96 feet to a point, then South 70 degs. 46 mins. 56 secs. West 113.96 feet to a point, then South 72 degs. 54 mins. 39 secs. West 105.22 feet to a point, then South 66 degs. 49 mins. 03 secs. West 96.38 feet to a point, then South 76 degs. 10 mins. 12 secs. West 170.28 feet to a point, then South 75 degs. 26 mins. 46 secs. West 114.56 feet to a point, then South 3 degs. 45 mins. 34 secs. West 45.35 feet to a point in the northern boundary of the above described tract identified as Tract Six of the Heirs of the Grace Ella Draughn Estate.

The above description was taken from a survey by Thomas E. Leonard, R.L.S. No. L-3428, Merritt Land Surveying and Mapping, PC, dated February 17, 1992, and identified as Revision A to the Boundary and Division Survey For The Heirs of the Grace Ella Draughn Estate.

By the execution and signing of this deed by Grantors, Grantors hereby waive, release and convey any and all rights Grantors may have in the above described property to Grantee with said property to be Grantee's share of the real property formerly owned by Grace Ella Draughn, Deceased; and by acceptance of this deed by Grantee, Grantee accepts the above described property as her full and complete share of the real property formerly owned by Grace Ella Draughn, Deceased.

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

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.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

Paul Draughn (SEAL)
PAUL DRAUGHN, EXECUTOR OF THE
ESTATE OF GRACE ELLA DRAUGHN

Paul Draughn (SEAL)
PAUL DRAUGHN

Jewell Draughn (SEAL)
JEWELL DRAUGHN

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<u>Fern Draughn</u> (SEAL) FERN DRAUGHN, Single	<u>Glenn Draughn</u> (SEAL) GLENN DRAUGHN, Single
<u>Clinton Ayers</u> (SEAL) CLINTON AYERS	<u>Sandra D. Ayers</u> (SEAL) SANDRA D. AYERS
<u>Jake Tate</u> (SEAL) JAKE TATE	<u>Catherine D. Tate</u> (SEAL) CATHERINE D. TATE
<u>James Draughn</u> (SEAL) JAMES DRAUGHN	<u>Carolyn D. Draughn</u> (SEAL) CAROLYN D. DRAUGHN
<u>Jeffrey Draughn</u> (SEAL) JEFFREY DRAUGHN	<u>Melissa Draughn</u> (SEAL) MELISSA DRAUGHN
<u>Lewis Draughn</u> (SEAL) LEWIS DRAUGHN	<u>Patrice Draughn</u> (SEAL) PATRICE DRAUGHN
<u>Ken Forester</u> (SEAL) KEN FORESTER	<u>Karen D. Forester</u> (SEAL) KAREN D. FORESTER
<u>Jerry Draughn</u> (SEAL) JERRY DRAUGHN, Single	<u>Melissa M. Draughn</u> (SEAL) MELISSA DRAUGHN, Single

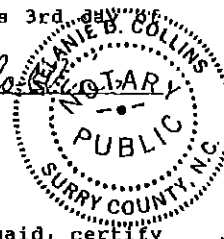
NORTH CAROLINA,
SURRY COUNTY.

I, a Notary Public of the County and State aforesaid, certify that PAUL DRAUGHN, EXECUTOR OF THE ESTATE OF GRACE ELLA DRAUGHN, AND PAUL DRAUGHN (Individually) and wife, JEWELL DRAUGHN, Grantors, each personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this 3rd day of April, 1992.

My Commission Expires: 6/12/93

Melanie D. Collins
Notary Public



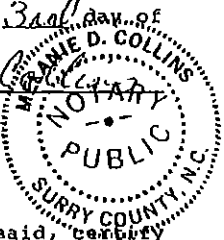
NORTH CAROLINA,
SURRY COUNTY.

I, a Notary Public of the County and State aforesaid, certify that FERN DRAUGHN, Single, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this 3rd day of April, 1992.

My Commission Expires: 6/12/93

Melanie D. Collins
Notary Public



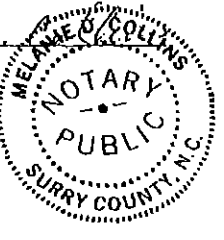
NORTH CAROLINA,
SURRY COUNTY.

I, a Notary Public of the County and State aforesaid, certify that GLENN DRAUGHN, Single, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this 3rd day of April, 1992.

My Commission Expires: 6/12/93

Melanie D. Collins
Notary Public



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NORTH CAROLINA,
SURRY COUNTY.

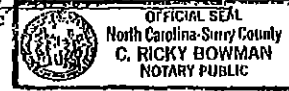
I, a Notary Public of the County and State aforesaid, certify that CLINTON AYERS and wife, SANDRA D. AYERS, Grantors, each personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this 22 day of May, 1992.

My Commission Expires:

5/9/95

C. Ricky Bowman
Notary Public



NORTH CAROLINA,
SURRY COUNTY.

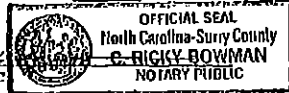
I, a Notary Public of the County and State aforesaid, certify that JAKE TATE and wife, CATHERINE D. TATE, Grantors, each personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this 22 day of May, 1992.

My Commission Expires:

5/9/95

C. Ricky Bowman
Notary Public



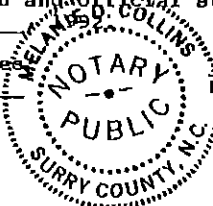
NORTH CAROLINA,
SURRY COUNTY.

I, a Notary Public of the County and State aforesaid, certify that JAMES DRAUGHN and wife, CAROLYN D. DRAUGHN, Grantors, each personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this 19th day of May

My Commission Expires:

6-12-93



Melonie D. Collins
Notary Public

NORTH CAROLINA,
SURRY COUNTY.

I, a Notary Public of the County and State aforesaid, certify that JERRY DRAUGHN, Single, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this 22 day of May, 1992.

My Commission Expires:

5-9-95

Lorri D. Bowman
Notary Public



NORTH CAROLINA,
SURRY COUNTY.

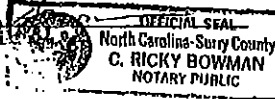
I, a Notary Public of the County and State aforesaid, certify that JEFFERY DRAUGHN and wife, MELISSA DRAUGHN, Grantors, each personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this 22 day of May, 1992.

My Commission Expires:

5/9/95

C. Ricky Bowman
Notary Public



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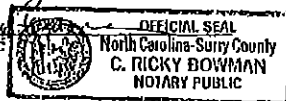
NORTH CAROLINA,
SURRY COUNTY.

I, a Notary Public of the County and State aforesaid, certify that LEWIS DRAUGHN and wife, PATRICE DRAUGHN, Grantors, each personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this 22 day of May, 1992.

My Commission Expires: 5/9/95

C. Ricky Bowman
Notary Public

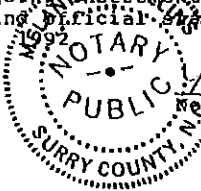


NORTH CAROLINA,
SURRY COUNTY.

I, a Notary Public of the County and State aforesaid, certify that KEN FORESTER and wife, KAREN D. FORESTER, Grantors, each personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this 10th day of August, 1992.

My Commission Expires: 6/12/93



Melanie D. Collins
Notary Public

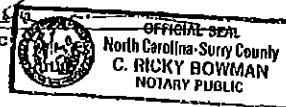
NORTH CAROLINA,
SURRY COUNTY.

I, a Notary Public of the County and State aforesaid, certify that MELISSA DRAUGHN, Single, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this 10th day of August, 1992.

My Commission Expires: 5/9/95

C. Ricky Bowman
Notary Public



STATE OF NORTH CAROLINA, COUNTY OF SURRY

The foregoing or following certificate(s) of Melanie D. Collins, M.P.
in Surry County, N.C.; C. Ricky Bowman, N.P. of Surry Co., N.C. 1992
for the Bowman, N.P. of Surry Co., N.C.
is (are) certified to be correct.

FILED

SEP -2 10:33

DENNIS W. "BUD" CAMERON
REGISTER OF DEEDS
1000 03 Rec fee

BY: Melanie D. Collins
Assistant-Deputy

DENNIS W. "BUD" CAMERON
REGISTER OF DEEDS
SURRY COUNTY, N.C.