

Unofficial Document Unofficial Document

STATE OF NORTH CAROLINA,

QUITCLAIM DEED

COUNTY OF SURRY.

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 FERN 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:

TRACT 1: BEGINNING at a found 10 inch diameter concrete monument located in the western boundary of property now or formerly owned by Wayne L. Draughn and wife, K. V. Draughn (see Deed Book 338, Page 274, Surry County Registry); said beginning concrete monument also being the easternmost corner of the herein described 2.054 acre tract identified as Tract Four of the Heirs of the Grace Ella Draughn Estate; said beginning concrete monument further being located South 69 degs. 32 mins. 26 secs. East 88.36 feet from an iron pipe located in the southern right of way boundary of Hamlin Ford Road (NCSR 2222); thence, proceeding with the western boundary of said Wayne L. Draughn the following two calls and distances: South 28 degs. 28 mins. 54 secs. West 61.07 feet to a 1 inch iron pipe, then South 40 degs. 03 mins. 54 secs. West 98.50 feet to a found rock located in the Southeast corner of the herein described tract and the Northeast corner of a 19.750 acre tract identified as Tract Five of the Heirs of the Grace Ella Draughn Estate; thence, proceeding with the northern boundary of said Tract Five North 90 degs. 00 mins. 00 secs. West 297.05 feet to a 1 inch iron pipe located in the Southwest corner of the herein described tract and the eastern boundary of a 16.774 acre tract identified as Tract Two of the Grace Ella Draughn Estate; thence proceeding with the eastern boundary of said Tract Two North 0 degs. East 348.99 feet to an iron pipe located in the centerline of Hamlin Ford Road; thence, proceeding with the centerline of said Hamlin Ford Road the following five calls and distances: South 61 degs. 42 mins. 01 sec. East 50 feet to a point, then South 62 degs. 14 mins. 41 secs. East 107.59 feet to a point, then South 63 degs. 34 mins. 14 secs. East 98.32 feet to a point, then South 66 degs. 20 mins. 39 secs. East 55.06 feet to a point, then South 73 degs. 22 mins. 01 sec. East 32.88 feet to an iron pipe; thence, proceeding South 3 degs. 28 mins. 59 secs. West 40.04 feet to an iron pipe located in the southern right of way boundary of Hamlin Ford Road; thence, proceeding South 69 degs. 32 mins. 26 secs. East 88.36 feet to a found 10 inch diameter concrete monument, said monument being the point and place of BEGINNING, containing 2.054 acres, more or less, and being identified as Tract Four of the Heirs of the Grace Ella Draughn Estate.

TRACT 2: BEGINNING at a found rock located in the western boundary of property now or formerly owned by Wayne L. Draughn and wife, K. V. Draughn (see Deed Book 338, Page 274, Surry County Registry), said beginning found rock also being located North 3 degs. 28 mins. 59 secs. East 539.45 feet from an iron pipe

Prepared by C. Ridley Boush, Atty

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located in the northern boundary 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 found rock further being located in the Southeast corner of a 2.054 acre tract identified as Tract Four of the Heirs of the Grace Ella Draughn Estate; said beginning found rock further being located South 40 degs. 03 mins. 54 secs. West 98.50 feet from an iron pipe, then South 28 degs. 28 mins. 54 secs. West 61.07 feet from a found 10 inch diameter concrete monument located South of Hamlin Ford Road (NCSR 2222); thence, proceeding with the western boundary of said Wayne L. Draughn and wife, K. V. Draughn South 3 degs. 28 mins. 59 secs. West 539.45 feet to a 1 inch iron pipe; thence, proceeding with the northern boundary of said Lawrence Earle Hall et. al. North 82 degs. 44 mins. 00 secs. West 767.88 feet to a 1 inch iron pipe located in the Northwest corner of said Lawrence Earle Hall et. al. and the Northeast corner of a 16.775 acre tract identified as Tract Six of the Heirs of the Grace Ella Draughn Estate; thence, proceeding with the northern boundary of said Tract Six South 79 degs. 56 mins. 49 secs. West 858.97 feet to a 1 inch iron pipe located in the eastern boundary 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 and northern boundary of the said Floyd W. Flynn the following three calls and distances: North 3 degs. 45 mins. 34 secs. East 66.84 feet to a found rock, then North 3 degs. 45 mins. 34 secs. East 189.36 feet to a found rock, then North 83 degs. 24 mins. 00 secs. West 401.38 feet to a point on west edge of large rock at edge of Fisher River; thence, proceeding with the eastern edge of Fisher River the following two calls and distances: North 22 degs. 44 mins. 56 secs. East 197.90 feet to a point, then North 7 degs. 14 mins. 46 secs. West 161.12 feet to a 1 inch iron pipe located in the Northwest corner of the herein described tract and the Southwest corner of a 16.778 acre tract identified as Tract One of the Heirs of the Grace Ella Draughn Estate; thence, proceeding with said Tract One South 90 degs. 00 mins 00 secs. East 364.68 feet to a 1 inch iron pipe located in the Southwest corner of a 16.774 acre tract identified as Tract Two of the Heirs of the Grace Ella Draughn Estate; thence, proceeding with said Tract Two the following three calls and distances: South 90 degs. 00 mins. 00 secs. East 979.06 feet to a 1 inch iron pipe, then South 90 degs. 00 mins. 00 secs. East 313.82 feet to a 1 inch iron pipe, then North 00 degs. 00 mins. 00 secs. East 36.59 feet to a 1 inch iron pipe located in the Southwest corner of Tract Four; thence, proceeding with the southern boundary of said Tract Four South 90 degs. 00 mins. 00 secs. East 297.05 feet to a found rock, said found rock being the point and place of beginning, containing 19.750 acres, more or less, and being identified as Tract Five of the Heirs of the Grace Ella Draughn Estate.

The above described Tract 1 & 2 were taken from a survey by Thomas E. Leonard, L- 342B, Merritt Land Surveying & Mapping, PC, dated February 6, 1992, Revised February 14, 1992, and identified as "Revision A to the Boundary and Division Survey for the Heirs of the Grace Ella Draughn Estate".

The above described property is subject to a 30 foot wide right-of-way and access easement that extends 15 foot either side of the centerline along an existing 10 foot sand-clay farm road running from Hamlin Ford Road to Tract Six of the Heirs of the Grace Ella Draughn Estate 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.

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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 Tract Six of the Heirs of the Grace Ella Draughn Estate and that property described in Book 525, Page 1286, Surry County Registry.

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 14th day of June 1988.

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

Paul Draughn (SEAL)
 PAUL DRAUGHN

Fern Draughn (SEAL)
 FERN DRAUGHN, Single

Cinton Ayers (SEAL)
 CINTON AYERS

Jake Tate (SEAL)
 JAKE TATE

James Draughn (SEAL)
 JAMES DRAUGHN

Jeffrey Draughn (SEAL)
 JEFFREY DRAUGHN

Lewis Draughn (SEAL)
 LEWIS DRAUGHN

Jewell Draughn (SEAL)
 JEWELL DRAUGHN

Glenn Draughn (SEAL)
 GLENN DRAUGHN, Single

Sandra D. Ayers (SEAL)
 SANDRA D. AYERS

Catherine D. Tate (SEAL)
 CATHERINE D. TATE

Carolyn D. Draughn (SEAL)
 CAROLYN D. DRAUGHN

Melissa Draughn (SEAL)
 MELISSA DRAUGHN

Patrice Draughn (SEAL)
 PATRICE DRAUGHN

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Karen Forester (SEAL)
KAREN FORESTER
Jerry Draughn (SEAL)
JERRY DRAUGHN, Single

Karen D. Forester (SEAL)
KAREN D. FORESTER
Melissa M. Draughn (SEAL)
MELISSA DRAUGHN, Single

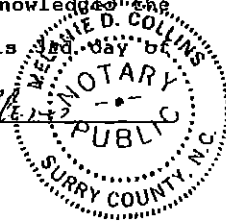
NORTH CAROLINA,
SURRY COUNTY.

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 1st day of April, 1992.

My Commission Expires: 6/12/93

Melanie D. Collins
Notary Public



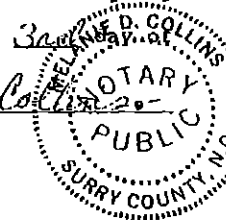
NORTH CAROLINA,
SURRY COUNTY.

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



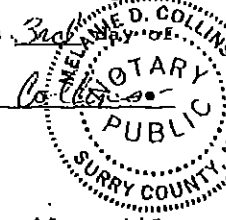
NORTH CAROLINA,
SURRY COUNTY.

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



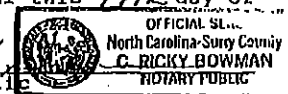
NORTH CAROLINA,
SURRY COUNTY.

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 17th day of May, 1992.

My Commission Expires: 5/9/95

C. Ricky Bowman
Notary Public



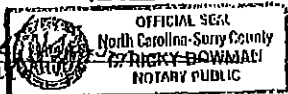
NORTH CAROLINA,
SURRY COUNTY.

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 17th day of May, 1992.

My Commission Expires: 5/9/95

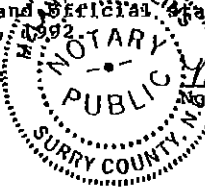
C. Ricky Bowman
Notary Public



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.

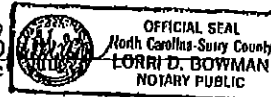
Witness my hand and official stamp or seal this 19th day of May, 1992.
My Commission Expires: 6-12-93
Melanie D. Collins
Notary Public



NORTH CAROLINA,
SURRY COUNTY,

I, a Notary Public of the County and State aforesaid, certify that 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.

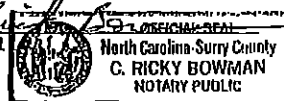
Witness my hand and official stamp or seal this 19th day of May, 1992.
My Commission Expires: 5/9/95
C. Ricky Bowman
Notary Public



NORTH CAROLINA,
SURRY COUNTY,

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

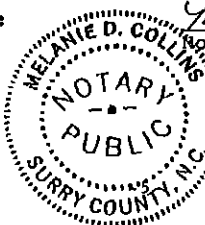
Witness my hand and official stamp or seal this 17th day of May, 1992.
My Commission Expires: 5/9/95
C. Ricky Bowman
Notary Public



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



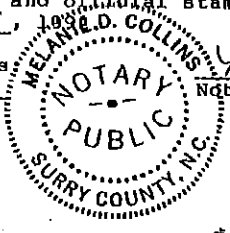
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NORTH CAROLINA,
SURRY COUNTY.

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 17th day of August, 1992.

My Commission Expires 6/12/93 Melanie R. Collins
Notary Public



STATE OF NORTH CAROLINA, COUNTY OF SURRY

The foregoing or following certificate(s) of Melanie R. Collins, N.P.
Surry Co., N.C. v. C. Ketchum, Grantor, N.P. of Surry Co., N.C.
Dennis W. Cameron, N.P. of Surry Co., N.C.
is (are) certified to be correct.

FILED

92 SEP -2 AIO:33

DENNIS W. "BUD" CAMERON
REGISTER OF DEEDS
S.H. 00 Rec. Sec.

BY: Lillian R. Kishner
Assistant-Deputy

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