



This document presented and filed:
12/30/2015 01:41:25 PM

Melissa F. Pipkin, Montgomery County, NC
REAL ESTATE EXCISE TAX: \$31.00

WP
\$31.00 rev
\$26.00

\$57.00 pd

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$31.00

Parcel #'s: 6662-08-79-4497; 6673-17-11-4086; 6672-10-37-6381; 6662-06-49-2727

This deed was prepared by: Kirsten E. Foyles, Esq., 340 Commerce Ave., 16, Southern Pines, NC 28387

* Mail after recording to: **Bailey & Busby, PLLC** *NO OPINION ON TITLE REQUESTED OR GIVEN*
7119 Wrightsville Avenue, Suite A-1, Wilmington, NC 28403

THIS DEED made this 16th day of December, 2015, by and between

GRANTOR: FIRST BANK

A North Carolina Banking Corporation
340 Commerce Ave., Suite 16, Southern Pines, NC 28387

And

GRANTEE: JAMES R. BROWN JR., and wife, MARGARET MCINTYRE BROWN

1719 Hobbs Rd., Greensboro, NC 27410

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 Montgomery County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

(208 Mallard Dr., Lot 182)

This is the same property described in a Deed of Trust executed by *Michael P. Gorman and wife, Mary M. Keenan*. The Deed of Trust was foreclosed (*see 08-SP-41*), Montgomery County Clerk of Court.

The property hereinabove described was acquired by Grantor in instrument recorded in: **Book 623, Page 906**, Montgomery County Registry.

(145 Patterson Bridge Rd., Lot 38)

This is the same property described in a Deed of Trust executed by *David K. Gehlbach and wife, Eileen G. Gehlbach*. The Deed of Trust was foreclosed (*see 09-SP-120*), Montgomery County Clerk of Court.

The property hereinabove described was acquired by Grantor in instrument recorded in: **Book 651, Page 830**, Montgomery County Registry.

(111 Yadkin Falls Rd., Lot 24)

This is the same property described in a Deed of Trust executed by *David K. Gehlbach and wife, Eileen G. Gehlbach*. The Deed of Trust was foreclosed (*see 09-SP-119*), Montgomery County Clerk of Court.

The property hereinabove described was acquired by Grantor in instrument recorded in: **Book 651, Page 827**, Montgomery County Registry.

(Whisper Lake Dr., Lot 120)

This is the same property described in a Deed of Trust executed by *Sandra W. Davis and husband Garrick B. Davis*. The Deed of Trust was foreclosed (*see 10-SP-96*), Montgomery County Clerk of Court.

The property hereinabove described was acquired by Grantor in instrument recorded in: **Book 670, Page 903**, Montgomery County Registry.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

1. Easements, Rights of Way, Restrictions and Encumbrances of record.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its company name by its duly authorized Vice President the day and year first above written.

FIRST BANKBY: 

Kirsten Foyles, Vice President


(SEAL)

NORTH CAROLINA, CHATHAM COUNTY:

I, Amy R. Armstrong, a Notary Public of the County and State aforesaid do hereby certify that Kirsten Foyles, **as Vice President**, for **FIRST BANK**, a North Carolina Banking Corporation, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed being authorized to do so on behalf of the company.

Witness my hand and official stamp or seal, this 16th day of December, 2015.

My commission expires: July 4, 2020
SEAL



Notary Public

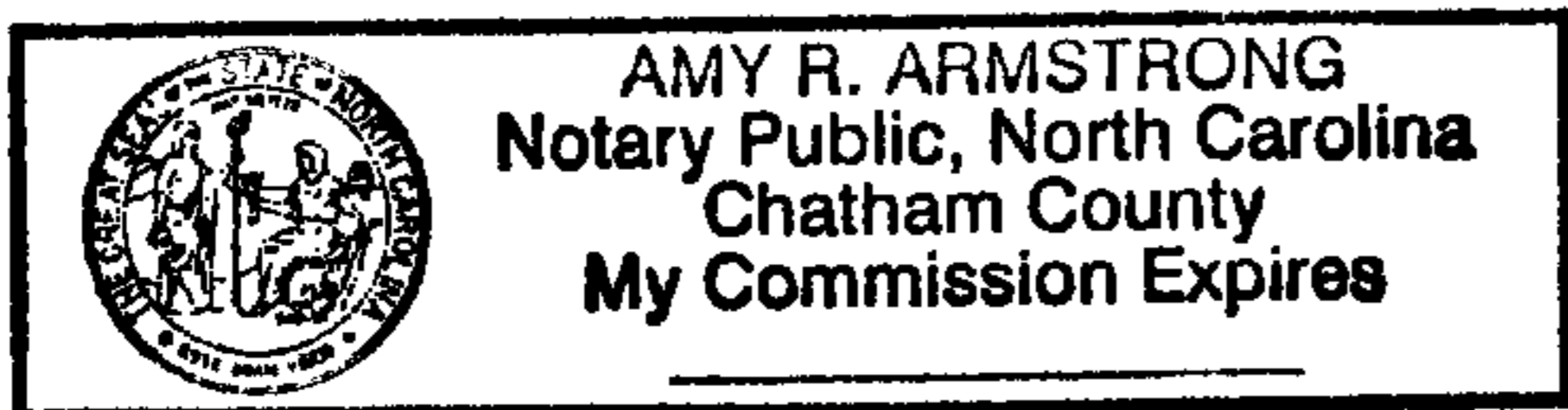


EXHIBIT "A"

Property No. 6114A (Montgomery County)

Being all that certain Lot #182, piece or parcel of land with appurtenances thereto belonging, lying and being in Montgomery County, North Carolina, and designated as Lot #182 of the Heron Bay Subdivision, Phase IV, as shown on Plat made by Charles C. Whicker, RLS, recorded in Plat Cabinet C Slide 139D of the Montgomery County Registry.

Property No. 6114B (Montgomery County)

Being designated as Lot 38 Pattersons Bridge Neighborhood of the Uwharrie Point Subdivision as shown on plat made by the John R. McAdams Company, Inc. recorded in Plat Cabinet D at Slide 61-B in the office of the Register of Deeds, Montgomery County, North Carolina, to which plat reference is made for a more particular description.

Property No. 6114C (Montgomery County)

Being designated as Lot 24, Yadkin Falls Neighborhood of the Uwharrie Point Subdivision as shown on plat made by the John R. McAdams Company, Inc. recorded in Plat Cabinet C at Slide 41-A in the office of the Register of Deeds, Montgomery County, North Carolina, to which plat reference is made a part hereof by reference as if fully set out herein.

Property No. 6114D (Montgomery County)

Being all of that certain lot, piece or parcel of land with appurtenances thereto belonging, lying and being in Montgomery County, North Carolina and designated as lot #120 of the Heron Bay Subdivision, Phase VIII as shown on plat made by Charles C. Wicker, RLS, recorded in Plat Cabinet C, Slide 108-A and Slide 146-A of Montgomery County Registry.

A handwritten signature in black ink, appearing to be the initials 'JK' or similar, written in a cursive style.