NORTH CAROLINA - ROCKINGHAM COUNTY
The foregoing certificate(s) of
SONIA L TONEY

Notary Public is (are) certified to be correct.
Duly registered this date and hour shown herein.
REBECCA B. CIPRIANI
Register of Deeds
By _____
Assistant / Deputy

FILED
ROCKINGHAM COUNTY
REBECCA B. CIPRIANI
REGISTER OF DEEDS
Aug 25, 2005 12:31:26 pm

RECORDING	$15.00
PROBATE	$2.00
EXCISE TAX	$249.00
NONSTAND	
BOOK	01254
PAGES	0176-0177
INSTRUMENT #	12122

NORTH CAROLINA GENERAL WARRANTY DEED

Stamps $ 249.00
Mail after recording to
This instrument was prepared by
Brief description for the Index

Grantee
JOSEPH G. MADDREY

THIS DEED made this 24th day of August, 2005, by and between

GRANTOR	GRANTEE
Nancie P. Carter **And husband,** **Thomas G. Carter** **and** **Lincoln L. Grogan, by and through his Attorney in Fact, Betty G. McKinney** HEIRS AT LAW OF GEORGE W. GROGAN	**State of North Carolina** **c/o State Property Office** **1321 Mail Service Center** **Raleigh, NC 27699-1321**

Enter in appropriate block for each party: name, address, and if appropriate, character of entity, e.q. corporation or partnership

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 the City of _____, Madison Township, Rockingham County, North Carolina and more particularly described as follows:

BEING Lot 2 of the Property of W. J. Grogan Farm containing 81.312 acres as shown on the Plat of Survey for Lincoln Grogan Farm by Tim Stevens, PLS, dated March 8, 2005 and recorded in Map Book 56, page 26, Rockingham County Registry. Being the same property described in Book 292, page 526, Rockingham County Registry.

Together with a 60' right of way beginning at the west property line of said Lot 2 and extending to Hamlin Road (SR 1349) as shown on said Plat of Survey for Lincoln Grogan Farm.

For Source of Title:

George W. Grogan acquired the property in Book 292, page 526, Rockingham County Registry. He died intestate November 19, 1958, survived by three children: (a) Lincoln Grogan (b) Lena Grogan Joyce, who died intestate April 21, 1973 in Rockingham County, North Carolina (73 E 162), survived by the heirs of her son Billy Joyce and Gwynn Jewel Joyce. The interest of Billy Joyce was conveyed to Lincoln Grogan in Book 697, page 572. The interest of Gwynn Jewel Joyce was conveyed to Rosa Grogan Pratt and husband, Robert L. Pratt in Book 694, page 992. Robert L. Pratt died in Martinsville, Virginia on July 2, 1984. (c) Rosa Grogan Pratt died intestate in Martinsville, Virginia on August 27, 1995, survived by three children, Nancie Pratt Carter, Margaret Pratt Minnick and Frances Pratt Walker.

The property herein above described was acquired by Grantor by instrument recorded in

_____

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 except for the exceptions hereinafter stated.
Title to the property hereinabove described is subject to the following exceptions:

Taxes for the current year, rights-of-way of public highways and roads and public utilities, easements and restrictions of public record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Nancie P. Carter (SEAL)
Nancie P. Carter

Thomas G. Carter (SEAL)
Thomas G. Carter

Lincoln L. Grogan by and through his Attorney in Fact Betty G. McKinney (SEAL)
Lincoln L. Grogan by and through his Attorney in Fact, Betty G. McKinney

STATE OF NORTH CAROLINA
COUNTY OF ROCKINGHAM

I, a Notary Public of the County and State aforesaid, certify that **NANCIE P. CARTER AND HUSBAND, THOMAS G. CARTER**, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 24th day of August, 2005.

_____ Notary Public
My commission expires: 10-17-2009

SONIA L. TONEY NOTARY PUBLIC ROCKINGHAM COUNTY, N.C.

STATE OF NORTH CAROLINA
COUNTY OF ROCKINGHAM

I, a Notary Public for said County and State, do hereby certify that **Betty G. McKinney, Attorney in Fact for Lincoln L. Grogan**, personally appeared before me this day, and being by me duly sworn, says that he/she executed the foregoing and annexed instrument for and in behalf of the said Lincoln L. Grogan, and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of Register of Deeds, in the County of Rockingham, State of North Carolina, on the 24th day of July, 2003, in Book 1161, Page 598, and that this instrument was executed under and by virtue of the authority given by said instrument granting him/her Power of Attorney.

I do further certify that the said Betty G. McKinney acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Lincoln L. Grogan.

Witness my hand and official seal, this the 24th day of August, 2005.

_____
Notary Public
My Commission expires: 10-17-09

SONIA L. TONEY NOTARY PUBLIC ROCKINGHAM COUNTY, N.C.