FILED
ROCKINGHAM COUNTY
REBECCA B. CIPRIANI
REGISTER OF DEEDS
Aug 25, 2005 12:29:46 pm

RECORDING	$15.00
PROBATE	$2.00
EXCISE TAX	$63.00
NONSTAND	
BOOK	01254
PAGES	0174-0175
INSTRUMENT #	12121

NORTH CAROLINA GENERAL WARRANTY DEED

Stamps $ 63.00
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This instrument was prepared by
Brief description for the Index

Grantee
JOSEPH G. MADDREY

THIS DEED made this 16th day of August, 2005, by and between

GRANTOR	GRANTEE
Margaret M. Minnick * **And husband,** **Fred W. Minnick** *HEIR 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.

Margaret P. Minnick (SEAL)
Margaret M. Minnick

Fred W. Minnick (SEAL)
Fred W. Minnick

STATE OF Virginia

COUNTY/CITY OF Henry

I, a Notary Public of the County and State aforesaid, certify that **MARGARET M. MINNICK AND HUSBAND, FRED W. MINNICK**, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 22nd day of August, 2005.

Brenda M Vaughn Notary Public

My commission expires: March 31, 2006

Affix Notary Stamp/Seal Here

BRENDA M VAUGHN
COMMONWEALTH OF VIRGINIA
NOTARY PUBLIC

NORTH CAROLINA - ROCKINGHAM COUNTY
The foregoing certificate(s) of
BRENDA M VAUGHN

Notary Public is (are) certified to be correct. Duly registered this date and hour shown herein.

REBECCA B. CIPRIANI
Register of Deeds

By Sue H. Barker
Assistant / ~~Deputy~~