

NORTH CAROLINA

RANDOLPH COUNTY

EUTHA G. GARNER,

Grantor

DEED

ZANNIE D. GARNER and wife,
EUTHA G. GARNER,

Grantees

THIS DEED, made this 27th day of July, 1976, by Eutha G. Garner, of Randolph County, State of North Carolina, hereinafter called Grantor, and Zannie D. Garner and wife, Eutha G. Garner, of Randolph County, State of North Carolina, hereinafter called Grantees.

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration to her in hand paid by the Grantees, the receipt whereof is hereby acknowledged, have given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell, convey and confirm unto the Grantees, their heirs and/or successors and assigns, premises in Trinity Township, Randolph County, North Carolina, and more particularly described as follows:

BEING all of Lots Nos: 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249 and 250 of the GREENWOOD FOREST SUBDIVISION as per map or plat of which is duly recorded in the Office of the Register of Deeds for Randolph County, North Carolina in Plat Book 13 at Page 64.

RESTRICTIONS:

1. Residence to contain a minimum of 1,000 square feet of floor space; underplanned; forty feet from front line.
2. Mobile homes or residences on a minimum of 20,000 square feet of land; underplanned; forty feet from front line.
3. No outdoor toilets.
4. No junk automobiles on property.

This conveyance is made subject to the provisions of N.C. G.S. 39-13.3 and its purpose is to create a tenancy by the entirety.

TO HAVE AND TO HOLD the above described premises, with

L. D. MCGUIRE
ATTORNEY-AT-LAW
North Carolina National
Bank Building
Thomasville, N. C. 27380

all the appurtenances thereunto belonging, or in anywise appertaining, unto the Grantees, their heirs and/or successors and assigns forever.

And the Grantor covenants that she is seized of said premises in fee, and have the right to convey the same in fee simple; that said premises are free from encumbrances; and that she will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal, the day and year first above written.

Eutha G. Garner (Seal)
Eutha G. Garner

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NORTH CAROLINA
RANDOLPH COUNTY

I, BARBARA B. HARRISON, Magistrate or other judicial officer in and for the said county and state, do hereby certify that Eutha G. Garner personally appeared before me this day and acknowledged the execution of the foregoing Deed in writing for the purposes expressed therein; that the said Eutha G. Garner, wife of Zannie D. Garner, being by me privately examined, separate and apart from her said husband, touching her voluntary execution of same, doth state that she signed the same freely and voluntarily, without fear or compulsion of her said husband or any other person whomsoever, and that she doth still voluntarily assent thereto.

That I, the said Magistrate or other judicial officer, after a thorough investigation, including an examination of Eutha G. Garner, found as a fact and so determined that the said Deed is fair, just and not unreasonable or injurious to the said Eutha G. Garner.

Witness my hand and Official Seal, this 30th day of July, 1976.

Barbara B. Harrison
Magistrate or other judicial officer

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NORTH CAROLINA
RANDOLPH COUNTY

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North Carolina National

NORTH CAROLINA - Randolph County

The foregoing certificate(s) of Barbara B. Harrison, Magistrate
~~Notary Public~~ of Randolph County, N.C.

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1083,
Page 416 This 9th day of August, 19 76 at 1:30 o'clock P.M.

By Annie Shaw Register Deeds
Annie Shaw, Register Deeds
Register of Deeds