

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 **China Grove** Township, **Rowan** County, North Carolina and more particularly described as follows:

BEING Lots Nos. 203, 204, 205 and 206 as shown on Map No. 5 of Property of O. L. & D. C. Linn made by G. Sam Rowe, Reg. C.E., dated 5-10-50, recorded in Book of Maps at Page 775 in the office of the Register of Deeds for Rowan County, North Carolina.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1230, Page 240.

A map showing the above described property is recorded in Map 9995, Page 775.

This property is is not the primary residence of the 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 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.

All rights-of-way, easements, roadways and restrictive covenants, if any, of record.