

which is 7 feet from an iron pin; thence N 16-44 E 76.3 feet to the joint rear corners of Lots 131 and 132; thence N 78-07 W 65.4 feet along the rear line of Lot 131 to the beginning corner.

For reference in chain of title, see deed recorded in Book 633 at page 345.

This deed is made subject to all outstanding easements and rights of way.

This deed is made pursuant to the terms of the Judgment of the District Court of Rockingham County, North Carolina, and the grantee, by the acceptance of this deed, assumes all indebtedness, including taxes and assessments and any and all deeds of trust or liens against the property.

To HAVE AND TO HOLD the aforesaid tract or parcel of land, and all privileges and appurtenances thereto belonging, to the said Julia Ann S. Phibbs her heirs and assigns, to their only use and behoof forever.

And the said Rodney Stewart Phibbs for himself and his heirs, executors and administrators, covenants with said Julia Ann S. Phibbs, her heirs and assigns, that he is seized of said premises in fee and has right to convey in fee simple; that the same are free and clear from all encumbrances and that he does hereby forever warrant and will forever defend the said title to the same against the claims of all persons whomsoever.

In TESTIMONY WHEREOF, the said Rodney Stewart Phibbs has hereunto set his hand and seal, the day and year first above written.

Rodney Stewart Phibbs [SEAL]
Rodney Stewart Phibbs [SEAL]

ATTEST.
Sandra N. Mays [SEAL]
Witness: Howard E. Robinson [SEAL]