

92 2nd Sub 2700
Robert Washburn, 4731 Hawkedale Drive, Winston-

STATE OF NORTH CAROLINA
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CORPORATION WARRANTY DEED-Form CWD-402

STATE OF NORTH CAROLINA, Forsyth County.
THIS DEED, Made this 25th day of March, 1980, by and between FLIPPIN CONSTRUCTION, INC.

a Corporation of Winston-Salem, Forsyth County and State of North Carolina, hereinafter called Grantor, and ROBERT E. WASHBURN and wife, DIANA S. WASHBURN, and DOUGLAS MORELLO and wife, BONNIE C. MORELLO of Forsyth County and State of North Carolina, hereinafter called Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and no/100 Dollars and other good and valuable considerations to him in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell, convey and confirm unto the Grantee, his heirs and/or successors and assigns, promises in Oldtown Township, Forsyth County, North Carolina, described as follows:

BEGINNING at an iron stake in the former C. C. Ausband line, now A. J. Rapp's Southeast corner running thence South 9° 55' West 237.7 feet; thence South 1° 49' East 156.6 feet to an iron stake in the road, formerly C. C. Ausband's line; thence North 86° 40' West 400 feet to an iron stake; thence a new line North 5° 30' East for 400.4 feet to an iron stake, now A. J. Rapp's southwest corner; thence South 85° 30' East 398 feet to the BEGINNING. Containing 3.52 acres, more or less. Being a part of the old B. R. Kiser tract of land willed to Maude Kiser Blakely by her father, B. R. Kiser. See deed from Bynum W. Fulcher, Jr. and his wife, Lois Spasse Fulcher to L. H. Roane and his wife, Elzie D. Roane, recorded in the Forsyth County Registry at Book 618, page 483, also known as Lot 95F, Block 3471, Forsyth County Tax Map. Save and except the property sold to John B. Terrace and wife, Dianne C. Terrace as recorded in Book 1140, page 331, Forsyth County Registry; to Robert McMonagle and wife, Sandra Q. McMonagle as recorded in Book 1147, page 281, Forsyth County Registry; to Robert B. Wilson, Jr. and wife, Patty A. Wilson as recorded in Book 1147, page 661, Forsyth County Registry; and to Robert L. Charles and wife, Louella Frances Charles as recorded in Book 1143, page 469, Forsyth County Registry. Save and except a 30-foot right of way in Rosebriar Lane.

The Grantor herein conveys its interest in the above described property. This tract was surveyed on February 13, 1980, by Joseph E. Franklin, Surveyor, from which plat the following description is taken: "BEGINNING at an iron stake in the north property line of Lot 33, Forsyth Forest, said iron stake being South 87° 02' East 20.82 feet from the northwest corner of the said Lot 33, North 05° 27' 26" East 400.93 feet to an iron stake, the southwest corner of A. J. Rapp's lot, thence South 85° 13' East 159.17 feet along the line with A. J. Rapp to a stake to the northwest corner of J. B. Terrace, thence South 09° 47' West 99.35 feet along a line with J. B. Terrace to an iron stake, thence South 07° 32' West 99.65 feet along a line with R. C. Monagle to an iron stake, thence South 02° 49' 34" West 99.07 feet along a line with R. B. Wilson to an iron stake, thence South 0° 39' East 98.59 feet along a line with R. L. Charles to an iron stake, the southwestern corner of the R. L. Charles lot, thence North 87° 02' West 163.22 feet along a line with M. D. Parker and B. R. Wilkerson to the point of BEGINNING, containing 1.41 acres, more or less." Due to inconsistencies in the plat of the survey by Joe. E. Franklin and the description, less the exceptions setout, the grantor does not warrant that the description taken from the said plat is exactly the same as the general description less exceptions as first described herein. The grantor does not give warranties of title to any land not included in the general description less exceptions setout at the beginning of this deed.

The above land was conveyed to Grantor by B. R. Sharpe and wife, Dene O. Sharpe. See Book No. 1130, Page 910. TO HAVE AND TO HOLD The above described premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantee, his heirs and/or successors and assigns forever. And the Grantor warrants that he is seized of said premises in fee, and has the right to convey the same in fee simple; that said premises are free from encumbrances (with the exceptions above stated, if any); and that he will warrant and defend the said title to the same against the lawful claims of all persons whomsoever. When reference is made to the Grantor or Grantee, the singular shall include the plural and the masculine shall include the feminine or the neuter. IN WITNESS WHEREOF, the Grantor has caused this deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

ATTEST: Lewis E. Hubbard, Secretary of FLIPPIN CONSTRUCTION, INC. By: B. A. Flippin, President

STATE OF NORTH CAROLINA, Forsyth County. I, Lewis E. Hubbard, Notary Public, do hereby certify that Lewis E. Hubbard personally came before me this day and acknowledged that he is Secretary of FLIPPIN CONSTRUCTION, INC. and that by authority duly given and as the act of the Corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal, and attested by himself as its Secretary. Witness my hand and official seal this 25th day of March, 1980. My Commission expires: September 1, 1984. Lewis E. Hubbard, N.P. (SBA)

STATE OF NORTH CAROLINA, FORSYTH COUNTY. The foregoing certificate(s) of Betty L. Shreston, F. P. Forsyth Co., N.C. is (are) certified to be correct. This instrument was presented for registration on 28 day of March, 1980 at A. M., P. M., and duly recorded in the office of the Register of Deeds of FORSYTH County, North Carolina, in Book Page No. 28 3 30 PM '80. This the 28 day of March, A. D., 1980. Eunice Ayers, Register of Deeds, JESSIE AYERS, Assistant Deputy Register of Deeds

This Deed drawn by Jerry Rutledge, Attorney at Law, P. O. Box 617, Walnut Cove, N. C. 27032. Probate Fee \$1.00 paid \$3.00 ad. REG 1980 0887