

Drafted by: Meyressa H. Schoonmaker
Attorney at Law

Recording time: BK 1711 P 3714
PRESENTED FOR
REGISTRATION
AND RECORDED

MKS
GIFT DEED

10 '91 MAR 25 A9:42

L. E. SPEAS
REGISTER OF DEEDS
FORSYTH COUNTY

Excise Tax

Probate and filing fee \$ 6.00 *or* paid

Tax Block: _____ Lot: _____ Parcel Identifier No. _____
Property Address: 1010 Kingsridge Road
Mail after recording to: Judy L. Crutchfield, P.O. Box 1626, Kernersville, NC 27284
Mail future tax bills to: same

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 22nd day of March, 1991, by and between

| Grantor | Grantee |
|---|---------------------|
| BRUCE C. CRUTCHFIELD and wife, JUDY L. CRUTCHFIELD | JUDY L. CRUTCHFIELD |

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, in consideration of (\$ 10 & OVC) ten dollars and other valuable considerations to be 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 in Forsyth County, North Carolina Bellevue Creek Township, more particularly described as follows:

BEGINNING at an iron stake located in the west line of the Paul Nelson and wife, property, said iron stake being located North 8° 51' East 100 feet from the southwest corner of Paul Nelson which is located in the north right-of-way line of Pine Knolls Road; running thence from said beginning point, North 66° 41' West 200.2 feet to an iron stake located in the east right-of-way line of Kingsridge Road; running thence with the east right-of-way line of Kingsridge Road, North 23° 19' East 120.0 feet to an iron stake; running thence South 66° 41' East 192.4 feet to an iron stake; running thence South 23° 19' West 91.07 feet to an iron stake and South 8° 51' West 30.1 feet to the point and place of BEGINNING. Also being designated at Lot 145 on the unrecorded map of part of Pine Knolls as made by Carl F. Beauchamp, RS, date June 23, 1972. Together with a non-exclusive permanent easement for a 60 foot roadway known as Kingsridge Road running from Pine Knolls to St. Andrews Road as shown on said unrecorded map referred to above.
This transfer is made pursuant to N.C.G.S. §39-13.3(c).

The above land was conveyed to Grantor by _____ (see book number _____ 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.

IN TESTIMONY WHEREOF the Grantor has set his hand and seal

Bruce C. Crutchfield (seal) _____ (seal)
BRUCE C. CRUTCHFIELD
Judy L. Crutchfield (seal) _____ (seal)
JUDY L. CRUTCHFIELD

STATE OF NORTH CAROLINA - Forsyth County
Carol M. Carroll, a Notary Public of Forsyth County, NC, do hereby

OFFICIAL SEAL certify that Bruce C. Crutchfield
CAROL M. CARROLL personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 22nd day of March, 1991.
My Commission Expires March 30, 1992
Seal/Stamp My commission expires March 30, 1992. Carol M. Carroll Notary Public.

STATE OF NORTH CAROLINA - Forsyth County
Carol M. Carroll, a Notary Public of Forsyth County, NC, do hereby

OFFICIAL SEAL certify that Judy L. Crutchfield
CAROL M. CARROLL personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 25th day of March, 1991.
My Commission Expires March 30, 1992
Seal/Stamp My commission expires March 30, 1992. Carol M. Carroll Notary Public.

The foregoing Certificate(s) of Carol M. Carroll N.P. Forsyth Co. N.C.

This the 25 day of March, 1991.
L.E. Speas, Register of Deeds for Forsyth County by

Jessie Golden Deputy/