

Original returned to Mr. Rutledge

BK1744 P3245

GIFT DEED

PRESENTED FOR  
REGISTRATION  
AND RECORDED

'92 MAY 13 P1:39

L.E. SPEAS  
REGISTER OF DEEDS  
FORSYTH CO. N.C.

\$8.00 pd.

Get

Excise Tax

71

Recording Time, Book and Page

Tax Lot No. .... Parcel Identifier No. ....  
Verified by ..... County on the ..... day of ....., 19 .....  
by .....

Mail after recording to Jeffrey J. Parrish, 6269 Reidsville Road, Kernersville, NC 27284 .....

This instrument was prepared by Jerry Rutledge, Attorney at Law, P. O. Box 617, Walnut Cove, NC 27052

Brief description for the Index

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 12th day of May, 1992, by and between

GRANTOR

GRANTEE

MARGIE P. HESTER (Widow)

JEFFREY J. PARRISH and wife,  
GINGER C. PARRISH

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 the City of ..... Belews Creek ... Township, Forsyth ... County, North Carolina and more particularly described as follows:

BEGINNING at a new iron pin, the Southwest corner of the lot herein conveyed, said point being located S 58° 37' 57" E 25.63 feet from an existing stone, thence S 58° 37' 12" E 1,803.52 feet from an existing concrete monument with a bolt, thence N 12° 53' 41" E 31.63 feet to a new iron pin, the point of beginning, thence leaving the point of beginning N 12° 53' 41" E 280.00 feet to a new iron pin, thence S 77° 06' 19" E 175.0 feet to a new iron pin, thence S 12° 53' 41" W 220.0 feet to a new iron pin, thence N 77° 06' 19" W 125.00 feet to a new iron pin, thence S 12° 53' 41" W 76.71 feet to a new iron pin, thence N 58° 37' 12" W 52.72 feet to a new iron pin, the point of BEGINNING, containing 0.962 acres, more or less, according to a survey by Larry L. Callahan Surveying Co., Inc., dated 4-24-92.

The grantor grants to the grantees a 30 foot right-of-way, said right-of-way being on the North side of the following described line: BEGINNING at a new iron pin, said iron being located S 58° 37' 12" E 1,803.52 feet from an existing concrete monument with a bolt, thence leaving the point of beginning S 58° 37' 12" E 277.00 feet to an existing solid flat bar, thence S 61° 41' 39" E 97.60 feet to a point, thence S 67° 24' 50" E 160.75 feet to a point in the right-of-way line of U. S. Highway #158.

The grantor also grants to the grantees a perpetual easement for use as a septic tank and drain field for the benefit of the lot herein conveyed. The easement shall

cover an area 100 feet by 34 feet beginning in the Northwest corner of the lot herein conveyed, S 12° 53' 41" W 100 feet to a point, thence N 77° 06' 19" W 34 feet to a point, thence N 12° 53' 41" E 100 feet to a point, thence S 77° 06' 19" E 34 feet to a point.

A map showing the above described property is recorded in Plat Book ..... page.....

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. Title to the property hereinabove described is subject to the following exceptions:

-----Secretary (Corporate Seal)

**USE BLACK INK ONLY**

----- (SEAL)

My commission expires: 6-18-93 *Gronner M. Kullback* Secretary Public

My commission expires: \_\_\_\_\_ Notary Public

By David H. Hahn Deputy/Asst - Register of Deeds