

Ty Browder Bof  
FORSYTH COUNTY  
474

07-12-95

84

HK1863 #3317

PRESENTED FOR  
RECORDATION  
AND INDEXED

STATE OF  
NORTH  
CAROLINA



\$250.00

Real Estate  
Excise Tax

'95 JUL 12 P2:06

John Holloman  
Register of Deeds  
Forsyth Co., NC

12 20  
Holloman  
JUN 20 1995

DRAFTED BY: Norman L. Nifong

MAIL FUTURE TAX BILLS TO: Grantees,

PROPERTY ADDRESS: 4510 Yadkinville Road, Winston Salem NC 27040

BLOCK: 4633 LOT: 64V

NORTH CAROLINA )  
                          )                   NORTH CAROLINA GENERAL WARRANTY DEED  
FORSYTH COUNTY )

THIS DEED made this the 11th day of July, 1995 by and between JESSE R. PINKHAM and wife, MARGARET C. PINKHAM,, hereinafter referred to as "Grantors" and, RICHARD J. SOUTHERLAND and wife, MARY JO BRINKLEY SOUTHERLAND, hereinafter referred to as "Grantees".

W I T N E S S E T H:

THAT the Grantors, in consideration of One Hundred and No/100 (\$100.00 & OVC) Dollars and Other Valuable Considerations to them paid by the Grantees, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land in Forsyth County, North Carolina in Vienna Township, more particularly described as follows:

For description see EXHIBIT "A" attached hereto and incorporated herein by reference as if fully set forth in its entirety.

This conveyance is made subject to easements and restrictions, if any, of record and 1995 taxes.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple. And the Grantors covenant with the

Grantees, that the Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances and that the Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, except as above set forth.

IN TESTIMONY WHEREOF, the Grantors have hereunto set their hands and adopted the printed word [SEAL] as their own seal.

Jesse R. Pinkham (SEAL)  
JESSE R. PINKHAM

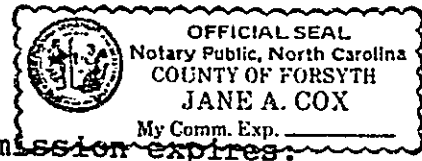
Margaret C. Pinkham (SEAL)  
MARGARET C. PINKHAM

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STATE OF NORTH CAROLINA-Forsyth County

I, Jane A. Cox, a Notary Public in and for said county and state, do hereby certify that JESSE R. PINKHAM and wife, MARGARET C. PINKHAM, each personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

WITNESS my hand and notarial stamp or seal, this the 11th day of July, 1995.



Jane A. Cox  
NOTARY PUBLIC

STATE OF NORTH CAROLINA-Forsyth County

The foregoing (or annexed) certificate of Jane A. Cox, Notary Public, Forsyth Co., NC  
(here give name and official title of the officer signing the certificate passed upon)

is (are) certified to be correct. This the 12 day of July 1995

JOHN HOLLEMAN, REGISTER OF DEEDS

L. E. Speas, Register of Deeds  
By O. Reed Deputy Assistant

Probate and Filing Fee \$ \_\_\_\_\_ paid.

## EXHIBIT "A"

BEGINNING at an iron stake the northeast corner of the Charlie Martin Property at the south right of way line of Old U.S. Highway No. 421, which iron stake being North 82 degrees 35' East and 350.0 feet Northeastwardly of the intersecting right of way lines of Spicewood Drive and said Old U.S. Highway No. 421; running thence North 82 degrees 35' East with said Old U.S. Highway 135.0 feet to an iron stake, a new corner by S. C. Stimpson; thence the following two new lines with said Stimpson viz.--South 2 degrees 35' West 200.0 feet to an iron stake a new corner, and South 82 degrees 35' West 135.0 feet to an iron stake, the Northeast corner of Ray F. Cornelius 3.25 acre tract and Southeast corner of the Charlie Martin property; thence with the East line of said Martin property, North 2 degrees 35' East 200.0 feet to the point of beginning; containing 0.62 of an acre more or less; and being from a tract deeded to Sollie C. Stimpson by P. H. Stimpson and wife, Rosa V. Stimpson, June 4, 1925, and recorded in Book 308, Page 68, Office of Forsyth County Registry; and being the identical property as described in Book 1164 at Page 1635, Forsyth County Registry.