

Mail To: Drafted by H. Dwight Nelson 2007

BK1910 P2009

WARRANTY DEED-Form WD-601

Printed and for sale by James Williams & Co., Inc., Yadkinville, N. C.

STATE OF NORTH CAROLINA, Forsyth County.

THIS DEED, Made this 10th day of July, 19 96, by and between MITTIE VIOLA MORGAN HOCKADAY
(Widow) by her attorney-in-fact MARTHA HOCKADAY JOYCE

and state of North Carolina, hereinafter called Grantor, and RICHARD V. LINVILLE County
of Forsyth

County and State of North Carolina, hereinafter called Grantee, whose permanent mailing address is 6321 Vance Rd., Kernersville, NC 27284

WITNESSETH: That the Grantor, for and in consideration of the sum of (\$1.00 & O.V.G.C.) One and O.V.G.C.----- 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, premises in Kernersville Township, Forsyth County, North Carolina, described as follows:

BEGINNING at a point in the south right of way line of Vance Road that is marked by an iron, said point marks the northeastern corner of the BMC Land Co. property as described in Deed Book 1741, Page 4190 of the Forsyth County Registry, thence from said point of BEGINNING with the south right of way line of Vance Road on a curve to the left North 58 deg. 04 min. 05 sec. East a chord distance of 85 feet to a point; thence continuing with said right of way North 55 deg. 04 min. 01 sec. East a chord distance of 45 feet to a point marked by an iron at a corner with Barbara Gene Barrow Taylor (see Deed Book 610, Page 20 of the Forsyth County Registry); thence with Taylor's line South 12 deg. 09 min. 54 sec. East 67.84 feet to a point barked by an iron; thence South 51 deg. 37 min. 00 sec. East 19.70 feet to a point marked by an iron; thence South 12 deg. 07 min. 00 sec. East 185.00 feet to a point marked by an iron; thence North 88 deg. 07 min. West 85.00 feet to a point marked by an iron at the southeastern corner of the BMC Land Co. property (Deed Book 1741, page 4190 of the Forsyth County Registry); thence with the BMC Land Co. Property North 26 deg. 29 min. 20 sec. West 207.71 feet back to the point and place of BEGINNING and containing .573 acres more or less as per survey by Larry L. Callahan RLS 2499 on October 9th, 1995.

FORSYTH COUNTY
3524

07-15-96

\$20.00



Real Estate
Excise Tax

John Hollinger
Register of Deeds
Forsyth Co., N.C.

96 JUL 15 P 4:58

RECORDED
AND RECORDED

Handwritten initials and numbers

The above land was conveyed to Grantor by _____ . See Book No. _____ Page _____
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 covenants 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. **SAVE AND EXCEPT ANY RESTRICTIONS AND EASEMENTS OF RECORD.**

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 hereunto set his hand and seal, the day and year first above written.

Mittie Viola Morgan Hockaday by Martha Hockaday (SEAL)
Martha Hockaday Joyce (SEAL)

(Deed Book 1741, page 4190 of the Forsyth County Registry); thence with the BMC Land Co. Property North 26 deg. 29 min. 20 sec. West 207.71 feet back to the point and place of BEGINNING and containing .573 acres more or less as per survey by Larry L. Callahan RLS 2499 on October 9th, 1995.

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\$20.00

Real Estate
Excise Tax

John Holliman
Register of Deeds
Forsyth Co., N.C.

96 JUL 15 P4:58

AND RECORDED

10.08

The above land was conveyed to Grantor by _____ See Book No. _____ Page _____
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And the Grantor covenants 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. **SAVE AND EXCEPT ANY RESTRICTIONS AND EASEMENTS OF RECORD.**

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 hereunto set his hand and seal, the day and year first above written.

Mittie Viola Morgan Hockaday by Martha Hockaday (SEAL)
Mittie Viola Morgan Hockaday by her attorney-in-fact (SEAL)
Martha Hockaday Joyce (SEAL)

CERTIFICATE OF ACKNOWLEDGMENT - BY ATTORNEY-IN-FACT

NORTH CAROLINA, Forsyth COUNTY

I, Annette H. James, a Notary Public of Forsyth County, North Carolina do hereby
herby certify that Martha Hockaday Joyce, attorney-in-fact for Mittie Viola Morgan Hockaday

who executed instrument through attorney-in-fact, personally appeared before me this day, and being by me duly
sworn, says that he executed the foregoing and annexed instrument for and in behalf of Mittie Viola Morgan Hockaday

and that his authority to execute and
acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of the Register of
Deeds of Forsyth County, North Carolina, on Book 1648 Page 4187, and that this instrument was executed under and
by virtue of the authority given by said instrument granting him power of attorney; that the said Martha Hockaday Joyce
acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said

I do further certify that I am not a party to the attached instrument.
Witness my hand and notarial seal this 10th day of July, 1996.
ANNETTE H. JAMES Notary Public
SEAL/STATE Exp. 12/27/99 commission expires 12/27, 1999. Annette H James

STATE OF NORTH CAROLINA-Forsyth County

The foregoing (or annexed) certificate of Annette H James (there give name and official title of the officer signing the certificate passed upon)
is (are) certified to be correct. This the 15 day of July, 1996.

John Holliman, Register of Deeds
By [Signature] Deputy Assistant

Probate and Filing Fee \$ _____ paid

961910
22070