

DRAFTED BY: Robert D. Hinshaw *Box*

RECORDING TIME **BK1913 P3572**

FORSYTH COUNTY
4194

08-09-96

152

PRESENTED FOR
REGISTRATION
AND RECORDED

'96 AUG -9 P4:49



\$180.00

Real Estate
Excise Tax

EXCISE TAX

John Holleman
Register of Deeds
Forsyth Co. N.C.

PROBATE AND FILING FEE \$ *120* PAID

Tax Block: 3899 Lot: 006 Parcel Identifier No.:

Property Address:

Mail after recording to: Grantee:

Mail future tax bills to: Grantee:

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 7th day of August, 19 96, by and between

GRANTOR

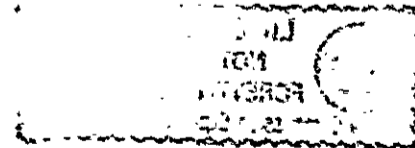
Ila Norman Frye and husband,
James Norman Frye;
Charles N. Stewart and wife,
Vickie L. Stewart;
Faye N. Schofield (Widow)
Ann N. Dockery and husband,
James W. Dockery
(Heirs of Lela Norman)

GRANTEE

JOHN M. MILLER
GENE M. MILLER and
NORTON C. BATEMAN

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine or feminine as required by context.
WITNESSETH, that the Grantor, in consideration of (\$ 10.00 & o.v.c.) Ten dollars and other valuable considerations then 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 Township, more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference as if fully set forth.



TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantor 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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever subject to the following exceptions:

BK 1913 P 2573

easements, restrictions and rights of way of record, if any and 1996 ad valorem taxes which are to be pro rated at closing.

IN WITNESS WHEREOF the Grantor has set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Ila Norman Frye (seal) James Norman Frye (seal)
Charles N. Stewart (seal) Vickie L. Stewart (seal)
Faye N. Schofield (Widow) (seal)
Ann N. Dockery (seal) James W. Dockery (seal)

Corporate Name

ATTEST:

By: _____ President _____ Secretary

Corporate Seal

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____ personally came before me this day and acknowledged that he is _____ secretary of _____ a North Carolina corporation, and that by authority duly given 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 _____ as its _____ Secretary. Witness my hand and notarial seal this the _____ day of _____, 19____. My commission expires _____, 19____. _____ Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, Janice M. Guinn-Aiken, a Notary Public of Forsyth County, NC, do hereby certify that Ila Norman Frye and husband, James Norman Frye personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 7 day of August, 19 96. My commission expires June 20, 19 2001. Janice M. Guinn-Aiken Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, Janice M. Guinn-Aiken, a Notary Public of Forsyth County, NC, do hereby certify that Charles N. Stewart and wife, Vickie L. Stewart personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 7 day of August, 19 96. My commission expires June 20, 19 2001. Janice M. Guinn-Aiken Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, Janice M. Guinn-Aiken, a Notary Public of Forsyth County, NC, do hereby certify that Faye N. Schofield (Widow) personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 7 day of August, 19 96. My commission expires June 20, 19 2001. Janice M. Guinn-Aiken Notary Public

STATE OF NORTH CAROLINA - Forsyth County



Linda S. Crater, a Notary Public of Forsyth County, NC, do hereby certify that Ann N. Dockery and husband, James W. Dockery personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 7th day of August, 19 96. My commission expires 3-11-2001. Linda S. Crater Notary Public

The foregoing Certificate(s) of Janice M. Guinn-Aiken and Linda S. Crater, Notaries Public

is/are certified to be correct.

This the 9th day of August, 19 96. John E. Holleman, Register of Deeds for Forsyth County by:

Deputy/Assistant

EXHIBIT "A"

LYING AND BEING in Southfork Township, Forsyth County, North Carolina and BEGINNING at an existing iron pipe located in the northern line of the property of Abinding Faith Evangelical Lutheran Church, now or formerly (Book 1680, Page 2028, Forsyth County Registry; Tax Lot 25A of Tax Block 3899, Forsyth County Tax Records), the southwest corner of the property of R. J. Shutt, Jr., now or formerly (Book 822, Page 237, Forsyth County Registry; Tax Lot 7D of Tax Block 3899, Forsyth County Tax Records); running thence with the northern line of Abinding Faith Evangelical Lutheran Church, North 88° 57' 04" West 661.05 feet to a new iron pipe located in the eastern right of way line of Jonestown Road; running thence North 88° 57' 04" West 19.85 feet to a point within the right of way of Jonestown Road; running thence North 17° 41' 09" East 360.24 feet to a point within the right of way of Jonestown Road; running thence North 89° 58' 33" East 41.15 feet to an existing iron pipe located in the eastern right of way line of Jonestown Road; thence with the southern line of the property of Dewey C. Bodenhamer, now or formerly (Book 1821, Page 3189, Forsyth County Registry; Tax Lot 9 of Tax Block 3899, Forsyth County Tax Records) North 89° 58' 33" East 548.85 feet to an existing iron pipe; running thence on a common line of the within described tract and the aforementioned Shutt property, South 03° 00' 00" West 356.41 feet to an existing iron pipe, the point and place of BEGINNING and containing 5.108 acres, more or less (including 0.241 acres within the right of way of Jonestown Road). Being Tax Lot 6 of Tax Block 3899, Forsyth County Tax Records. See Deed recorded in Book 1020, Page 29, Forsyth County Registry. The foregoing description was taken from a plat of survey prepared by Larry L. Callahan Surveying Co., Inc.; dated 8/8/96; Job No. 8654-1 and entitled "Map For Miller Enterprises".