

BK1944 P0664

FORSYTH CO, NC 166 FEE:\$ 12.00  
PRESENTED & RECORDED: 04/28/1997 3:58PM  
DICKIE C. WOOD REGISTER OF DEEDS BY: GORDON  
STATE OF NC REAL ESTATE EXTX:\$ 200.00

*Ray Dodo*

Excise Tax Stamps \$ 200.00

Recording Time, Book and Page

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

Mail after recording to Raymond D. Thomas - Box

This instrument was prepared by Raymond D. Thomas

Brief description for the Index

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 28<sup>th</sup> day of April, 19 97, by and between

GRANTOR

GRANTEE

JOHN H. ALLEN  
and wife,  
SARAH F. ALLEN

WELLINGTON VILLAGE, L.L.C.

Property Address: Regents Park Road  
Kernersville, NC

Mailing Address: 822 Old Winston Road  
Kernersville, NC 27284

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 Kernersville, Kernersville Township, Forsyth County, North Carolina and more particularly described as follows:

See attached Exhibit A which is incorporated herein by reference.



REEXCEPWELLINGTON.VIL

## Exhibit A

RE: Wellington Village, L.L.C.

## Property Description:

BEGINNING at the northeast corner of Lot 52 at the southeast terminus of Bromley Drive of Wellington Way, Section Four, all of which is set forth on a plat recorded in Plat Book 29, page 194, Forsyth County Registry; thence crossing Bromley Drive and falling in with the east boundaries of Lots 53, 54, and 55 of Wellington Way, Section Four, North  $17^{\circ} 15' 54''$  West 517.12 feet to an established iron pipe, corner with the property of Jimmy R. Browder, now or formerly, as described in Deed Book 1639, Page 634, Forsyth County Registry; thence with the south line the property of Jimmy R. Browder, now or formerly, Carol Browder, now or formerly, and Park Place Partners, now or formerly, North  $81^{\circ} 24' 24''$  East 738.76 feet to an established iron pipe, corner with Howard L. Tomlin, now or formerly, as described in Deed Book 1675, Page 2459; thence with the said Tomlin line South  $10^{\circ} 05' 58''$  East 287.77 feet to an established iron pipe, a northeast corner of that property described in Deed Book 1895, Page 3025, Forsyth County Registry and owned by John H. Allen and wife, Sarah F. Allen; thence with the line of said Allen property a part of which is described in Deed Book 1895, Page 3025 and a part of which was a part of that described in Deed Book 1888, Page 1049, all of Forsyth County Registry nine courses and distances as follows: (1) South  $62^{\circ} 10' 14''$  West 105.28 feet to a point; (2) thence South  $54^{\circ} 14' 08''$  West 49.18 feet to a point; (3) thence South  $85^{\circ} 28' 13''$  West 171.34 feet to a point; (4) thence South  $77^{\circ} 16' 38''$  West 202.80 feet to a point; (5) thence South  $17^{\circ} 15' 54''$  East 25.08 feet to a point; (6) thence North  $77^{\circ} 16' 38''$  East 194.79 feet to a point; (7) thence South  $00^{\circ} 48' 52''$  West 195.03 feet to a point; (8) thence South  $54^{\circ} 45' 51''$  East 65.95 feet to a point; (9) thence South  $24^{\circ} 55' 44''$  East 170.98 feet to the centerline of Kerner Mill Creek; thence with the center line of Kerner Mill Creek five courses and distance as follows: (1) South  $61^{\circ} 24' 24''$  West 85.88 feet to a point; (2) thence South  $64^{\circ} 33' 19''$  West 68.29 feet to a point; (3) thence South  $38^{\circ} 01' 57''$  West 71.26 feet to a point; (4) thence North  $68^{\circ} 18' 13''$  West 111.73 feet to a point; (5) thence South  $87^{\circ} 34' 58''$  West 85.16 feet to a point at the southeast corner of Lot 52 of Wellington Way, Section Four as aforesaid; thence with the east line of said Lot 52 passing over an established iron pipe at 22.0 feet North  $17^{\circ} 15' 54''$  West 259.18 feet to the point and place of BEGINNING containing 9.041 acres, more or less, according to a survey made by Larry L. Callahan, R.L.S. on March 15, 1996 and further being designated as all of Tax Lot 823, Tax Lot 824, and a portion of Tax Lot 822, Block 5345, Kernersville Township, on the Forsyth County Tax Maps and further being all of that property described in Deed Book 1888, Page 1049 and a portion of that described in Deed Book 1895, Page 3025, all of Forsyth County Registry.