

DRAFTED BY: T. DAN WOMBLE, ATTORNEY
READY TO RECORD 1947

RECORDING TIME
P0438

FORSYTH CO. NC 107 FEE: \$ 10.00
PRESENTED & RECORDED: 05/16/1997 2:25PM
DICKIE C. WOOD REGISTER OF DEEDS BY: HODDVA
STATE OF NC REAL ESTATE EXTX: \$ 90.00

EXCISE TAX

Tax Block: Lot: Parcel Identifier No.:
Property Address: 3.6 Acres, Dorse Rd, Lewisville, NC 27023
Mail after recording to: Grantor, 1525 Lewisville-Urban Rd, Hightower, NC 27046
Mail future tax bills to: James

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 15th day of May, 1997, by and between

GRANTOR

GRANTEE

GLENN MOTSINGER
and wife,
FAYE B. MOTSINGER

DARREN OWENS
and wife,
JILL OWENS

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, in consideration of (\$ 10.00 OVC) Ten dollars and other valuable considerations to them 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 Lewisville Township, more particularly described as follows:

BEGINNING at a point in the centerline of Dorse Road, said point being the southeast corner of Mary M. Dudley property (Deed Book 1482, Page 731), running thence along the centerline of Dorse Road South 12 degrees 50' 25" West 505.29 feet to a point in the centerline of Dorse Road; running thence the following courses and distances: North 33 degrees 20' 35" West 100.38 feet to a point; thence North 38 degrees 34' 44" West 38.11 feet to a point; thence on a chord (R=207.03) North 60 degrees 14' 23" West 152.84 feet to a point; North 81 degrees 54' 03" West 40.89 feet to a point; thence North 86 degrees 51' 19" West 104.51 feet to an iron, said point being in the eastern line of the Don F. Dalton, Sr. property (Deed Book 1210, Page 1682); running thence North 02 degrees 54' 00" East 317.68 feet to a iron, said point being the southwest corner of Mary M. Dudley property (Deed Book 1482, Page 731); running thence South 83 degrees 38' 22" East 439.59 feet to the point and place of BEGINNING, containing 3.626 acres more or less, and being also the northernmost portion of Deborah H. Beroth property (Deed Book 1823, Page 3347). Being in accordance with a survey prepared by Larry L. Callahan, R.L.S., dated November 14, 1995, Job No. 7937-1.

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TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee 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:

save and except easements and restrictions of record, if any, and 1997 taxes to be pro-rated.

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.

Glenn Motsinger (seal) Faye B. Motsinger (seal)
GLENN MOTSINGER FAYE B. MOTSINGER
(seal) (seal)
(seal) (seal)
(seal) (seal)
(seal) (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, Kay F. Harper, a Notary Public of Forsyth County, NC, do hereby certify that Glenn Motsinger and wife, Faye B. Motsinger personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 16th day of May, 1997. My commission expires March 8, 1998. Kay F. Harper Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19____. My commission expires _____, 19____. Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19____. My commission expires _____, 19____. Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19____. My commission expires _____, 19____. Notary Public

The foregoing Certificate(s) of Kay F Harper NP

is/are certified to be correct.

This the 16 day of May, 1997. Dickie C. Wood, Register of Deeds for Forsyth County by:

[Signature] Deputy/Assistant

Forsyth County Register of Deeds form LFD 12/96