

Return To Craig Brawley Box  
B. Bailey Lipfert, III

STATE OF NORTH CAROLINA )  
COUNTY OF FORSYTH )

FORSYTH CO, NC 117 FEE: \$ 14.00  
PRESENTED & RECORDED: 08/05/1997 3:23PM  
DICKIE C. WOOD REGISTER OF DEEDS BY: SINKJW  
UNDIVIDED INTEREST

THIS DEED, made this 31 day of July, 1997, by and between JOHN E. SISK and MARY G. SISK (hereinafter collectively called "Grantor") and JOHN E. SISK, MARY G. SISK, TOMMY E. SISK, MARK E. SISK and SUE S. BRUCE (hereinafter sometimes collectively called "Grantee").

WITNESSETH:

THAT the Grantor, for Ten Dollars and other valuable consideration (\$10.00 & o.v.c.) paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does hereby grant, bargain, sell and convey unto JOHN E. SISK and MARY G. SISK and their successors and assigns, in fee simple, a forty-eight and five-tenths percent (48.5%) undivided interest each and to TOMMY E. SISK, MARK E. SISK and SUE S. BRUCE and their successors and assigns, in fee simple, a one percent (1%) undivided interest each in those certain tracts or parcels of land situated in Forsyth County, North Carolina and more particularly described as follows:

Tract 1: Being known and designated as Lot No. 9, Block "B" as shown on the Map of Section No. 1, Cedar Forest Estates, as recorded in Plat Book 16, page 243 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description. EXCEPT such portion of said lot that lies within the right of way of Gracemont Avenue.

Tract 2: BEGINNING at an iron stake located in the East right of way line of Wait Road, also being located at the northwest corner of Lot No. 8 hereinafter referred to; running thence from said Beginning Point with the north line of said Lot 8, South 86° 30' East 200 feet to an iron stake located at the northeast corner of said Lot No. 8; running thence South 03° 45' West 8.50 feet to an iron stake; running thence North 86° 30' West 200 feet to an iron stake located in the west right of way line of Wait Road; running thence with the right of way line of said road, North 03° 45' East 8.50 feet to the point and place of BEGINNING. Also being a strip 8-1/2 feet wide off the north side of Lot No. 8, Block "B" as shown on the Map of Section No. 1, Cedar Forest Estates as recorded in Plat Book 16, page 243 in the Office of the Register of Deeds of Forsyth County, North Carolina.

BK1958 P3460

BK1958 P3460 - P3463

Tract 3: BEGINNING at a point marked by an existing iron in the North right of way line of Gracemont Drive, said point marking the Southwestern corner of Lot # 10 of Yarbrough-Leinbach's property as recorded in Plat Book 18 at page 155 of the Forsyth County Registry; running thence from said beginning point with the North right of way line of Gracemont Drive, South 86 degs. 21 min. 20 sec. West 100 feet to a point marked by an iron; thence NORTH 03 degs. 32 min. 52 sec. East 201.32 feet to a point marked by an iron; thence North 85 degs. 37 min. 54 sec. East 100 feet to a point marked by an iron in the line of Lot # 9 of the Yarbrough-Leinbach's property; thence South 03 degs. 30 min. 05 sec. West 202.57 feet back to the point and place of BEGINNING and containing 20,020 square feet (0.459 acres) more or less as per survey by United Limited on December 14th, 1987.

TAX BLOCK 3488 Portion of TAX LOT 7Y.

UNTIL SUCH TIMES AS THE OTHER TWO LOTS ARE SOLD, the Grantee herein shall not maintain beehives upon the above described property without the express consent of the Grantors herein.

Tract 4: BEGINNING at an iron stake in the Eastern right of way line of Wait Road, the Northwest corner of Shugart Enterprises, Inc., as described in Deed Book 1719, Page 2594, of the Forsyth County Registry; thence from said Point of Beginning with the Eastern right of way line of Wait Road, North 3 degrees 30 minutes 08 seconds East 133.78 feet to an iron stake; thence South 87 degrees 01 minutes 59 seconds East 199.98 feet to an iron stake in the Western line of the Yarbrough Leinbach property, as recorded in Plat Book 18, Page 155, of the Forsyth County Registry; thence with said line, South 3 degrees 30 minutes 05 seconds West 108.0 feet to an iron stake, the Northeast corner of John Sisk, as described in Deed Book 1630, Page 2118, of the Forsyth County Registry; thence with Sisk's Northern line, South 85 degrees 37 minutes 54 seconds West 100.0 feet to an iron stake, the Northeast corner of Shugart Enterprises, Inc.; thence continuing South 85 degrees 37 minutes 54 seconds East with Shugart's Northern line, 101.88 feet to an iron stake in the Eastern right of way line of Wait Road (See Deed Book

BK1958 F3461

1350, Page 1295), the Point and Place of BEGINNING. Said description is in accordance with a survey made by Daniel W. Donathan, dated December 14, 1987, entitled "Property of R.E. Leinbach Heirs." Being a part of Tax Lot 802 in Block 3488, as presently shown on the Forsyth County Tax Map.

The purpose of this deed is to terminate Grantor's ownership as tenants by the entirety and to establish tenancy-in-common ownership by the Grantors and their above-named children in the proportions described above.

TO HAVE AND TO HOLD each respective 48.5% or 1% undivided interest in the above-described premises and all privileges and appurtenances thereto belonging to Grantee in fee simple.

AND the Grantor covenants with the Grantee that the Grantor is seized of the premises in fee simple, that they have the right to convey the same in fee simple, that title is marketable and free and clear from all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

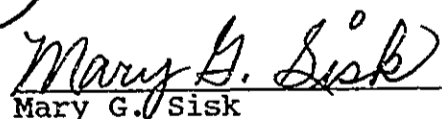
1. Each Grantee takes his or her respective 48.5% or 1% undivided interest in the above-described property subject to:

- a. Easements;
- b. Rights of way;
- c. Restrictions of record, if any.

2. Grantee and Grantor acknowledge that NO TITLE SEARCH WAS REQUESTED AND NONE WAS PERFORMED.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

  
John E. Sisk (SEAL)

  
Mary G. Sisk (SEAL)

NORTH CAROLINA )  
FORSYTH COUNTY )

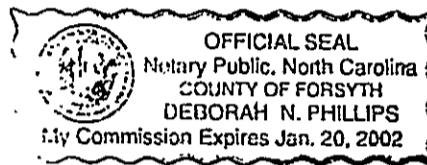
I, Deborah N. Phillips, a Notary Public for said county and state, do hereby certify that John E. Sisk and Mary G. Sisk personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 31<sup>st</sup> day of July, 1997.

Deborah N. Phillips  
Notary Public

My commission expires:

01/20/02



**STATE OF NORTH CAROLINA - Forsyth County**

The foregoing (or annexed) certificate(s) of

Deborah N. Phillips NP  
(here give name and official title of the officer signing the certificate(s) passed upon)

is (are) certified to be correct. This the 5 day of Aug 19 97.

Dickie C. Wood, Register of Deeds

By: R Edwards Deputy/Assistant